THE PLAN PART II



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Part II

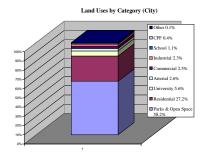
The Plan

Chapter 1

Land Use Plan

Section A

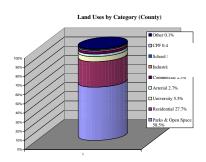
Introduction



The purpose of this chapter is to establish land plans, design guidelines and land use goals, objectives and policies for the community of Otay Ranch.

This chapter defines the villages and town centers of Otay Ranch as the fundamental pattern for organizing land use. Thus, the villages and town centers of Otay Ranch become the "building blocks" for shaping the character and success of the community.

The Otay Ranch Land Use Plan strives to meld the best of "Small Town America" with positive aspects of technological advances. Simply stated, the village and town center concept reduces automotive dependency, consolidates open space, promotes social interaction, and creates a strong sense of community and identity within Otay Ranch. This planning approach moves Otay Ranch to the forefront of planning for the 21st Century.



on current urban design philosophies¹, emphasizing transit-oriented, pedestrian-friendly planning as a means to solve the problems associated with suburban development.

By drawing on the lessons of the past, we learn from the wisdom of the American small town -- communities that worked because they were "user-friendly," decades before the phrase was invented.

Stop: Transit-Friendly Towns, Landscape Architecture, July 1990; Streets Are For Sharing, Landscape Architecture, July 1990; The Evolution Of New Community Planning Concepts, Urban Land, June 1990; Winning Over The Street People, Planning, May 1991; Pedestrian Pockets, New Strategies For Suburban Growth; Suburbia: Ready For Foot and Rail?, Landscape Architecture, July 1990; Repent Ye Sinners, Repent, Planning, August 1989; Return To Main Street, Home Magazine, 1991; The Quest For Community, US News and World Report, April

Heartbeat of the Community, Builder, January 1898; Brave Old World, Landscape

1990.

Architecture, December 1988; Designing New Towns, Landscape Architecture, December 1988; The Search For The New Hometown, Metropolitan, March 1992; Welcome Back To Our Town, San Diego Union, December 6, 1992; New Traditionalism In Suburban Design, Zoning News, June 1989; Hip To Be Square, American Demographics, February 1989; The Kentlands Charrette, Producing A Town Plan In A Week, Urban Land, September 1988; In Seven Days, Designing A New Traditional Town, The New York Times, June, 1988; A Good Place To Live, The Atlantic, March 1988; Whatever Became of the Public Square, Forum, July 1990; Living Smaller, The Atlantic Monthly, February 1991; Maintaining Regional Mobility Through Land-Use Alternatives, PTI Journal, July/August 1990; Next

Transit-oriented development requires high-density residential to increase ridership and improve transit viability throughout Otay Ranch.

Otay Ranch is a carefully molded series of villages and town centers, blending neighborhoods, shops and employment opportunities with parks, schools and other civic facilities to fashion a community with a shared sense of pride and place. Neighborhoods, built in small increments with front yards, porches and friendly streetscapes, encourage chance encounters and welcome neighborhood gatherings.

Neighborhoods, <u>and</u> village cores<u>and town centers</u> are arranged so residents can choose to walk, bike, drive or use public transit. A trolley system and other <u>Various</u> forms of public transit provide internal circulation and convenient access to activity centers throughout South County and the region.

Shops and services are nestled in the heart of each village and town center; churches are near homes, the post office is next door to the grocery store and just around the corner from child care and the school grounds. Stores face sidewalks, courtyards and other "public spaces" so shoppers can meet and greet one another. Town halls, public art and civic buildings provide distinctive village identities. Village cores and town centers, linked by a greenbelt system, provide trail access to other villages and town centers and to the open space system.

A spirit of environmental stewardship dominates Otay Ranch, embodied in a vast open space system dedicated to the preservation and management of Otay Ranch's natural treasures. Approximately 60% of Otay Ranch will be set aside as open space, including a park system, a greenbelt system and an open space preserve.

The Land Use Chapter of the GDP/SRP is organized to proceed from general to specific land use information as follows:

- o Goals, Objectives and Policies (Section B): This section identifies land use goals, policies and objectives to guide the development of Otay Ranch.
- o Overall Land Use Plan (Section C): This section generally explains and summarizes the planning concepts which govern the Otay Ranch land use patterns, including villages and town centers, regional connections, open space systems, industrial and large scale commercial areas.
- o Land Use Design, Character, and Policies (Section D): This section defines the character of the major land use components, including: villages and town centers, industrial/commercial, and potential university, while providing policies to guide the implementation of the concept at later planning levels.
- Implementation (Section E): This section addresses implementation of the GDP/SRP, including: requirements, Otay Ranch Design Plan Requirements, Village/Town Center Design Plan Requirements, and other requirements. Implementation planning area plan

Mechanisms are also addressed, including: Consistency with GDP/SRP Land Use Map, Density Calculation and Density Transfer.

Village and Town Center Descriptions and Policies (Section F): This section addresses the mechanisms for the realization of the urban village and town center, specialty villages planning areas and rural estate areas, including zoning, density transfer, SPA requirements, and contains detailed descriptions and policies for individual villages and town centers.

The Land Use Chapter closely relates to, and is implemented through, other GDP/SRP Chapters, as follows:

Chapter 2	Mobility
Chapter 3	Housing
Chapter 4	Parks, Recreation and Open Space
Chapter 5	Capital Facilities
Chapter 10	Resource Protection, Conservation and Management

Section B

Goals, Objectives and Policies

GOAL: DEVELOP COMPREHENSIVE, WELL-INTEGRATED AND BALANCED LAND USES WHICH ARE COMPATIBLE WITH THE SURROUNDINGS.

Objective: Provide a well-integrated land use pattern which

promotes both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay

Ranch.

Objective: Provide a wide range of residential housing

opportunities, from rural and estate homes to high density multi-family projects. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multifamily and single-family housing styles and densities, integrated and compatible with other land

uses in the area.

Objective: Provide development patterns complementary to the

adopted plans and existing development of the

adjacent communities.

GOAL: ENVIRONMENTALLY SENSITIVE DEVELOPMENT SHOULD PRESERVE AND PROTECT SIGNIFICANT RESOURCES AND LARGE OPEN SPACE AREAS.

Objective: Provide land use arrangements which preserve

significant natural resource areas, significant

landforms and sensitive habitat.

GOAL: REDUCE RELIANCE ON THE AUTOMOBILE AND PROMOTE ALTERNATIVE MODES OF TRANSPORTATION.

Objective: Develop villages and town centers which integrates

residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, <u>low-speed/neighborhood electric vehicle</u>, bus, <u>light rail</u>

rapid transit, and other modes of transportation.

Objective: Develop residential land uses which encourages the

use of alternative modes of transportation through the provision of bus <u>rapid transit</u> and <u>light rail</u> right-of-way, and the inclusion of a bicycle, <u>low-speed/neighborhood electric vehicle</u> and pedestrian

network.

Objective: Commercial uses should be sized to meet the needs

of the immediate and adjacent villages <u>and town</u> <u>centers</u>. Village <u>and Town Center</u> commercial land uses <u>may</u> preempt large regional commercial

opportunities within villages <u>and town centers</u> and relegate them to the EUC or <u>F</u>freeway <u>C</u>eommercial areas.

Objective:

Develop the Eastern Urban Center to promote alternative modes of transportation. Specifically, through the provision of <u>Bus Rapid Transit (BRT)</u> technology <u>light rail</u> right-of-way and the incorporation of multi-modal access from residential neighborhoods, and villages and town centers.

GOAL: PROMOTE VILLAGE AND TOWN CENTER LAND USES WHICH OFFER A SENSE OF PLACE TO RESIDENTS AND PROMOTES SOCIAL INTERACTION.

Objective: Organize Otay Ranch into villages and town centers,

each having its own identity and sense of place.

Objective: Provide a focused residential land use pattern for

the Proctor Valley and San Ysidro Mountains Parcels which limits urban multi-family and medium-density single-family housing styles and densities to areas immediately adjacent to or within

village core and resort areas.

Objective: The design of the Otay Ranch should promote

variety and diversity at the village or town center scale, while providing a sense of continuity through

the use of unifying design elements.

Objective: Promote a diverse range of activities and services to

encourage a mixture of day/night and weekday/

weekend uses.

GOAL: DIVERSIFY THE ECONOMIC BASE WITHIN OTAY RANCH.

Objective: Create an economic base that will ensure there is

adequate public revenue to provide public services.

Objective: Create an Eastern Urban Center within the Otay

Valley Parcel and encourage the development of a retail base for the planning area, but not to the detriment of existing regional and local commercial

centers.

Objective: Create a Regional Technology Park (RTP) and other

business parks that offer employment opportunities for area residents which complements, rather than substitutes for, industrial development on the Otay

Mesa.

GOAL: PROMOTE SYNERGISTIC² USES BETWEEN THE VILLAGES <u>AND TOWN CENTERS</u> OF THE OTAY RANCH TO

A village core/town center may complement and supplement the uses within another village core/town center.

PROVIDE A BALANCE OF ACTIVITIES, SERVICES AND FACILITIES.

Objective: Develop individual villages and town centers to

complement surrounding villages/town centers.

Objective: Select villages/town centers to provide activities and

uses which draw from surrounding villages/town cenrters. Uses serving more than one village or town center, such as a cinema complex, should be located in a village core or town center that has convenient access to adjacent villages or town

centers.

Section C

Overall Land Use Plan

The Otay Ranch Land Use Plan provides for a balance of residential, employment, and open space/recreational land uses sensitive to environmental conditions, regional influences and adjacent communities. The three parcels of the property, the Otay Valley, Proctor Valley, and San Ysidro Mountains parcels, are centered on the visual, environmental, and recreational resource of the Otay Lakes. This central amenity provides a focal point for the project.

The Otay Ranch Land Use Plan relates to the established urban community of Chula Vista to the west, the City of San Diego to the south, and the rural communities of the County of San Diego to the north and east. The property is linked to the South County through a circulation network including the SR-125, a proposed light rail transit bus rapid transit route connecting with the regional system, and a roadway network tied to surrounding communities.

A regional urban center (the Eastern Urban Center - EUC) creates the functional and symbolic center for the Otay Ranch. It contains diverse urban land uses, providing regional services, housing and neighborhood services. The urban center is close to a potential the future university site, and the ARCO/United States Olympic Training Center.

Residential areas are grouped into "villages" and "town centers". The heart of the village is the "village core". The village core accomplishes two objectives not met by typical suburban development patterns: 1) villages provide a sense of community and social cohesion in a "small town" way; and 2) villages reduce dependence on the automobile.

Town Centers (TC) are designed with the same characteristics as village cores. However, town centers allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the 1/4 -mile walk pedestrianshed radius that contains the number of households needed to support viable public transit stations. A unique road arterial ("Town Center Arterial") is a major feature In the middle of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities.

The vision of the Otay Ranch as a diverse, integrated community, is facilitated by a circulation plan that provides for the efficient movement of the automobile and the opportunity for residents to use bicycles, low-speed/neighborhood electric vehicles, buses and trolleys rapid transit.

The General Development Plan/Subregional Plan Land Use Map³ (See Exhibits 20, 22 and 24) identifies the location of major roadways, open space, residential, commercial, and industrial land uses. Villages, Town Centers and Planning Areas are divided into specific land uses. These areas are assigned a specific number of dwelling units and a specific acreage. The conceptual location of parks, schools, and the transit reservations are also shown. The arrangement of the dwelling units permitted within planning areas may change due to environmental or site planning reasons; however, the total number of dwelling units within each village, planning area or town center may not increase.

	Otay Ranch Land Use Designations									
Symbol	Category	Uses								
VL	Very low density residential	Larger lot, rural character, single-family detached residential. The maximum density is one dwelling unit per acre and lot sizes vary depending on topography, with minimum lot size defined in Section F.								
L	Low residential	Estate lot single-family residential, ranging in density from one to three dwelling units per acre.								
LM	Low medium residential	This category includes single-family detached dwellings on medium size lots. Although not a minimum or a standard, these areas are typically 7,000 square foot lots. In addition, under the concept of cluster development, single-family dwellings on smaller lots, zero lot line homes, and some single-family attached units (townhouses and patio homes) could also be consistent with this designation.								
LMV	Low medium village	This category is permitted only in large scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation: a village. To ensure character differentiation and village viability, the LMV category requires specific area densities within the range of three to six dwelling units per acre. Therefore, LMV categories are accompanied by a specific density and number of homes. The density is not tied to any segment of the range. This housing type includes a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small scale pedestrian-oriented community. The occurrence of some attached homes within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.								
M	Medium residential	This category includes small single-family, detached units on smaller lots, zero lot line, patio and attached homes, such as duplexes and townhomes with a limited amount of stacked flats. Densities with the range of six to 11 dwelling units per acre are appropriate, with densities above eight dwelling units per acre considered multi-family for purposes of GDP/SRP planning.								

While the Otay Ranch Land Use Map is depicted in three separate maps, hereafter these maps are referred to as the GDP/SRP Land Use Map.

С	ategory	Uses
МН	Medium high	This category includes multi-family units such as townhomes, garden apartments and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.
MU	Mixed Use	The most critical element of the village cores is mixed use areas. Mixed land uses are provided in order to concentrate activities accessible to pedestrians. The creative mixing of uses enhances interaction and discourages multiple auto trips. The mixed use development category is a combination of uses, befitting an energetic town-like environment. The mixed use category promotes innovation and economic service to the village, therefore there is flexibility in the standards.
		For more details on Mixed Use policies, see Part II, Chapter 1, Section D.
Town	Center	This designation establishes Town Centers (TC) that allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼ -mile walk pedestrianshed radius that contains the number of households needed to support viable public transit stations. A unique road arterial ("Town Center Arterial") is a major feature of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities. Transit stations serving the future expansion of the Bus Rapid Transit technology will be the centerpiece for the Town Centers in the Otay Ranch. Town Center policies will require the same transit-oriented densities and permit a gradual reduction in multi-family and single-family densities farther away from the Town Center.
Easter Cente	rn Urban r	This designation indicates a regional center comprised of <u>local and</u> regional shopping <u>complexes</u> <u>opportunities</u> and office and employment uses configured up to 15 stories. Visitor Commercial such as transit lodging, hotel, motels, commercial recreation and other retail are allowed. High density <u>residential</u> , <u>and including</u> high rise residential is <u>allowedis</u> also an <u>essential part of the EUC</u> .
Freew	ay nercial	This category includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial, and regionally oriented retail commercial.

Regional Technology Park	This designation applies the Regional Technology Park (RTP) land use designation that Is Intended to be a large, master-planned business park that iIntegrates research activities with high tech manufacturing and other light Industrial uses. It—It accommodates new research institutions, industries and businesses able to capitalize upon the research activities of the nearby University Campus and University Village. The RTP accommodates a limited								
	amount of supporting retail, service, professional office and finance businesses. and Is able to provide services and amenities that provide a high quality work environment.								
Industrial	This category includes light manufacturing, warehousing, flexible use buildings and public utilities. Very limited amounts of restaurant and office oriented commercial are also permitted.								
	Village Three and Planning Area 18 are identified in the Otay Ranch to contain Industrial land uses								
	Primary Land Use Designation: The area indicated on the GDP/SRP Land Use Map as Village Three has a primary land use designation as Industrial.								
	Secondary Land Use Designations: Village Three also has secondary land use designations for villages purposes as described in Part II, Chapter 1, Section F3. This area may be developed for said secondary land uses if (a) Planning Area 18a, designated on the GDP/SRP Land Use Map, is deannexed from the City of San Diego and annexed to the City of Chula Vista, or (b) the GDP/SRP is amended to increae the industrial-designated acreage elsewhere on the Otay Valley Parcel by an amount equal to that in Village Three.								
Public/Quasi Public	This includes public uses such as sewerage treatment plants, utility yards, corporate yards, etc.								
Community Park/Park	This overlay designation indicates the approximate location of Community Parks (CP) and Neighborhood Parks (P). These facilities to be fixed in location at the SPA level.								

Symbol	Category	Uses
University Site	University	Primary Land Use Designation: The area indicated on the GDP/SRP Land Use Map as the University Site has a primary land use designation as a university site is intended to accommodate the development of a full service, four year higher educational institution, including supporting facilities and faculty and staff housing. The university may be a traditional campus tocusing on four-year undergraduate degrees and masters programs, or a major research university that provides undergraduate, masters, professional, and doctoral programs. It may also be a multi-institutional teaching center or university center that consists of a consortium of colleges, universities, and/or research institutues that share campus land and facilities. At any time, this area may be developed for a university campus and ancillary uses such as campus related commercial, residential, and research and development support services. However, use of the area west of Wueste Read, east of Otay Valley Read, by a campus is permitted, provided that the use of Salt Creek Canyon (including defining slopes) is limited to trails, passive recreation, and to biological research and educational activities in keeping with the preservation of sensitive habitat and biological species located here. No buildings or structures shall be permitted within Salt Creek Canyon. Secondary Land Use Designation: The University Site also has secondary land use designations; the land within Villages Nine and Ten has secondary designations for village purposes as described in Part II, Chapter 1, Sections F9 and F10, and the area west of Wueste Road, east of Otay Valley Road, has a secondary designation as open space. This area may be developed for university purposes at any time. This area may be developed for said secondary land uses only after the development of "Western Phases I, II and II," as identified in the Otay Ranch Phasing Plan, has been completed. Completion of such development for purposes of this requirement shall be
		deemed to be the issuance of building permits for 75% of the residential units in Phases I through III.
PR	Park & Ride	This area is designated for parking and intermodal transfers from and to buses, trolley and automobiles.
GC	Golf Courses	This category includes areas intended for use as golf course and golf course associated uses. See Part II, Chapter 1, Section F, Villages 13 and 14 for more details.
os	Open Space	These areas include Management Preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas. See Chapter 4, Parks & Open Space, for more details.

Symbol	Category	Uses							
LDA	Limited Development Area	An open space easement will cover the areas designated as 'Limited Development Area' (LDA). These areas will be refined at the SPA level. Exact edge locations will vary depending primarily on slope and location of significant vegetation. Overall open space acreage cannot be reduced at the SPA level during refinement. These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas. The placement of roads and utilities in these areas should minimize disturbance by crossing perpendicular through the easement. Roadways and utilities should not follow canyon bottoms. 'Limited Development Areas' may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structures, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. Brushing for fire control zones would conform to the local fire district regulations.							
SCC/ CC	Specialty Conference Center / Community Center	This is the designation ascribed to the Otay Ranch House indicating the intent to preserve some level of public use of the facility							
R	Resort	This category includes mixed use and resort oriented development such as village commercial, recreation, theaters, restaurants, and hotel oriented commercial, recreation and conference facilities.							
SRSA	Sensitive Resource Study Area	This category is a designation indicating the potential presence of sensitive resources such as vernal pools and native grasslands. Upon completion of additional study at the SPA level, this designation may be reconfigured or eliminated based on the studies and/or proposed mitigation, without the need for a GPA or GDP amendment. Those areas without resource may be developed to the resort land use. Those areas identified SRSA will be preserved.							

Exhibit 17 Otay Ranch Land Use Designation Table

1. Land Use Character by Parcel

The total number of dwelling units for each village or town center and the proposed number for each planning area within each village or town center is shown on the Overall Project Summary Table.

	Overall Project Summary***															
	Dv	welling Un	its	Acreage												
Parc	SF	MF	Total	Res.	Park*	CPF+	Sch.	C'ml.	Ind.	Uni.	Open Sp.	Art.	Other	Total	Approx.	
OVP City w/Vil 3 as Ind. & V9/10 as Univ.	9,156	9,611	18,766	2,837.0	141.6	73.9	240.0	306.5	517.4	1,270.2	3,502.8	541.8	19.6	9 50.8	53,805	
OVP City w/Vil 3 as Ind. & V9/10 as Res.	10,560	10,790	21,250	3,234.2	186.3	84.4	260.0	318.2	517.4		4,254.7	575	19.6	9,450.8	61,307	
OVP County w/ University	9,769	9,739	19,507	2,98.0	146.3	77.1	240.0	311.8	329.9	1,270.2	2 28.1	541.8	19.6	9,450.8	56,093	
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0			5,656.9	61.3		7,895.2	12,391	
San Ysidro Mountains Parcel	777		777	1,502.2	3.4	2.3	20	3.3			3,946.2			5,467.4	2,486	
Total City	12,563	11,169	23,732	6,224.5	157.5	93.4	260	56 8	517.4	1,270.2	13,105.9	603.1	19.6	22,813.4	68,682	
Total County	13,176	11,297	24,473	6,373.5	162.2	96.5	260.0	567.1	29.9	1,270.2	13,131.2	603.1	19.6	22,813.4	70,970	

^{*}Park land included in residential acreage. Actual distributio of acreage on be determined with the Park ster Plan.

⁺Actual distribution of community purpose facility (CP), acreage wil be determined at the SPA level, consistent with Part II, hapter 5.

		J 1	, ,	,										
OVP Maximum Residential	11,173	10,918	,091	3,383.2	191.0	87.6	260.0	323.5	329.9	4,280.0	76.0	19.6	9,450.8	63,595
Otay Ranch Maximum Residential^	14,58	12,476	27,057	6,770.8	206.9	107.0	280.0	578.8	329.9	13,883.1	637.3	19.6	22,813.4	78,472
City Maximum Residentia	13,968	12,348	26,316	6,621.8	202.2	103.8	280.0	573.5	517.4	13,857.8	637.3	19.6	22,813.4	76,185

[^]This amber represents the maximum number of units for the entire Otay Ranch, including residential development of Villages 3, 9 and 10.

Exhibit 18a Overall Project Summary Table

^{**}See Village 3 discussion for condition precedent to utilizing residental uses within the City of Chula Vista.

^{***}Subsequent references to the "Overall Project Summary Total" include the summary tables by parcels (pages 73, Nand 81).

^{^^}This number represents the maximum number of units for the City's scenario of Village 3 as industrial and Villages 9 and 10 as residential.

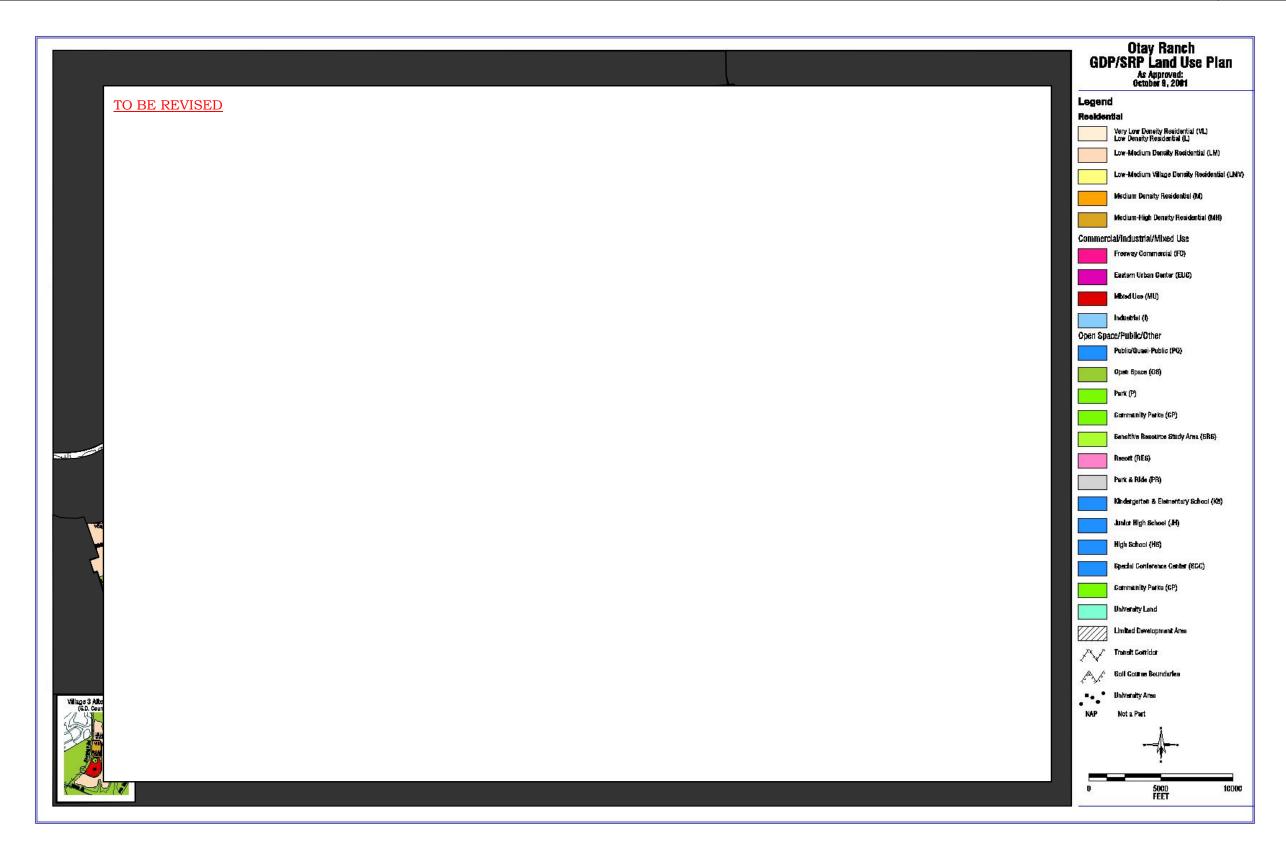


Exhibit 18b Otay Ranch GDP/SRP Land Use Plan

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum⁴ of 22,091 25,703 dwelling units, accommodating approximately 63,595 71,368 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- o <u>Eleven Nine</u> urban villages <u>and Town Centers</u>, <u>with village cores which include containing mixed use areas, employment centers, community/civic facilities, transit stations, a diverse housing stock of single-family and multi-family residential neighborhood parks, and elementary schools.</u>
- o A circulation system which includes a planned ten-lane highway (SR-125), a—<u>light-rail Bus Rapid Transit</u> routes, and a system of regional arterials.
- o A pedestrian trail system that features a network of trails for walking, bycycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the "village pathway", pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- o Highest intensity uses along SR-125, including the EUC, Regional Technology Park, more intense urban villages and town centers, and freeway commercial areas.
- o Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- o A university <u>campus and university-oriented village</u> site located on the eastern portion of the parcel_; including Village <u>Nine and Ten</u>.
- A Regional Technology Park (RTP) that includes approximately 200 acres of land designated for development of new research institutions, industries and businesses. The RTP accommodates research and development, light manufacturing and supporting retail, service, professional office and finance businesses in a master-planned business park. It will proactively attract the development of incubator industries and research institutions that may be induced by the presence of a University Campus. The RTP designation is added to Village Eight of the Otay Ranch GDP.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.

The maximum DU number reflect all residential development on the Otay Valley Parcel, However, Village 3 has a primary land use designation of Industrial and Village 9 and 10 have primary land use designations of University.

- o The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- o The land use table below shows the distribution of land use categories.

		Otay Valley Parcel														
_		Dwellin	g Units		Acreage											
Village	SF Units	MF Units	Total Units	Dens	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'm1. Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Other	Total Ac.	Approx Pop.
Village 1	2,159	1,566	3,725	5.9	626.8	10.0	13.4	10.0	11.4			264.8	46.5		982.9	10
Village 2	1,133	586	1,719	4.4	392.4	35.0	8.1	60.0	18.7	44.4		183.3	32.7		774.6	5,120
Village 3 Res	613	128	741	5.0	149.0	4.7	3.2		5.3			140.0	16.1		318,3	2,288
Village 3 Ind										187.5		140.0	16.1		30	
Village 4	532		532	1.8	290.7	3.4	2.4	10.0	3.0			262.7	35.0		007.2	1,703
Village 5	1,263	615	2,878	7.8	370.3	10.0	11.3	10.0	6.0			70.4	15.4		493.4	8,160
Village 6	990	1,2	2,232	8.1	275.3	10.0	8.8	10.0	4.6			39.7	16.5		364.9	6,336
Village 7	1,053	448	1,501	6.2	241.5	9.3	6.3	85.0	7.2			45.3	17.1		411.7	4,512
Village 8	1,021	436	1, 7	5.4	267.7	8.9	6.0	10.0	13.4			22.6	.2		342.8	4,379
Village 9 Uni											363.9				363.9	
Village 9 Res	735	1,010	1,745	Q	251.1	10.0	6.9	10.0	8.7			F ,1	19.1		363.9	4,928
Village 10 Uni				-							269.2				269.2	
Village 10 Res	669	170	839	5.7	16.1	34.7	3.6	10.0	3.0			56.7	15.1		269.2	2,574
Village 11	1,005	1,385	2,390	7.8	306.	10.0	9.4	35.0	10.0			51.4	66.5		489.0	6,749
Plng. Area 12		2,332	2,332	35.6	65.5	15.0	8.3	10.0	232.2			25.9	30.7		417.6	5,947
Plng. Area 18A										415.8					215.8	
Ping. Area 18B										69.7					69.7	
Other:																
Open Space(a)											637.1	2,396.7			3,033.8	
Open Space(b)												25.3			25.3	
SR-125													182.0		182.0	
Public												637.1		19.6	656.7	
Arterial									•				69.1		69.1	
Fotal City w/V3 as and. & V9/10 as Univ.	9,156	9,611	18,766	6.6	2,85 .0	141.6	73.9	240.0	306.5	517.4	270.2	3,502.8	541.8	19.6	9,450.8	53,80
Total City w/V3 as Ind. & V9/10 as Res.	10,560	10,790	21,350	5.6	3,234.2	186.3	84.4	260.0	318.2	517.4		4, 14.7	576.0	19.6	9,450.8	61,30
Total County w/V3 as Res. & V9/10 as Uni.	9,769	9,739	19,507	6.5	2,986.0	146.3	77.1	240.0	311.8	329.9	1,270.2	3,528.1	541.	19.6	9,450.8	56,09
<u>Naximum Residential</u> 11	11,17	10,918	22,091	6.5	3,383.2	191.0	87.6	260.0	323.5	329.9		4,280.0	576.0	19.0	9,450.8	63,59

^[1] This number repres the maximum number of units for the entire Otay Valley Parcel of the OtayRanch, including residential development of Villages X and 10

Exhibit 19 Otay Valley Parcel Land Use Table

⁽a) The Open Space figures on this line represent the open space in the University area outside Villages Nine and Ten, and the open space area in the remainder of the Otay Valley Parcel out not the Village Three Industrial alternative.

⁽b) The so.3 acres of open space on this line represents the open space area under the Village Three Residential alternative that is the difference between the Village Three total acreage figures.

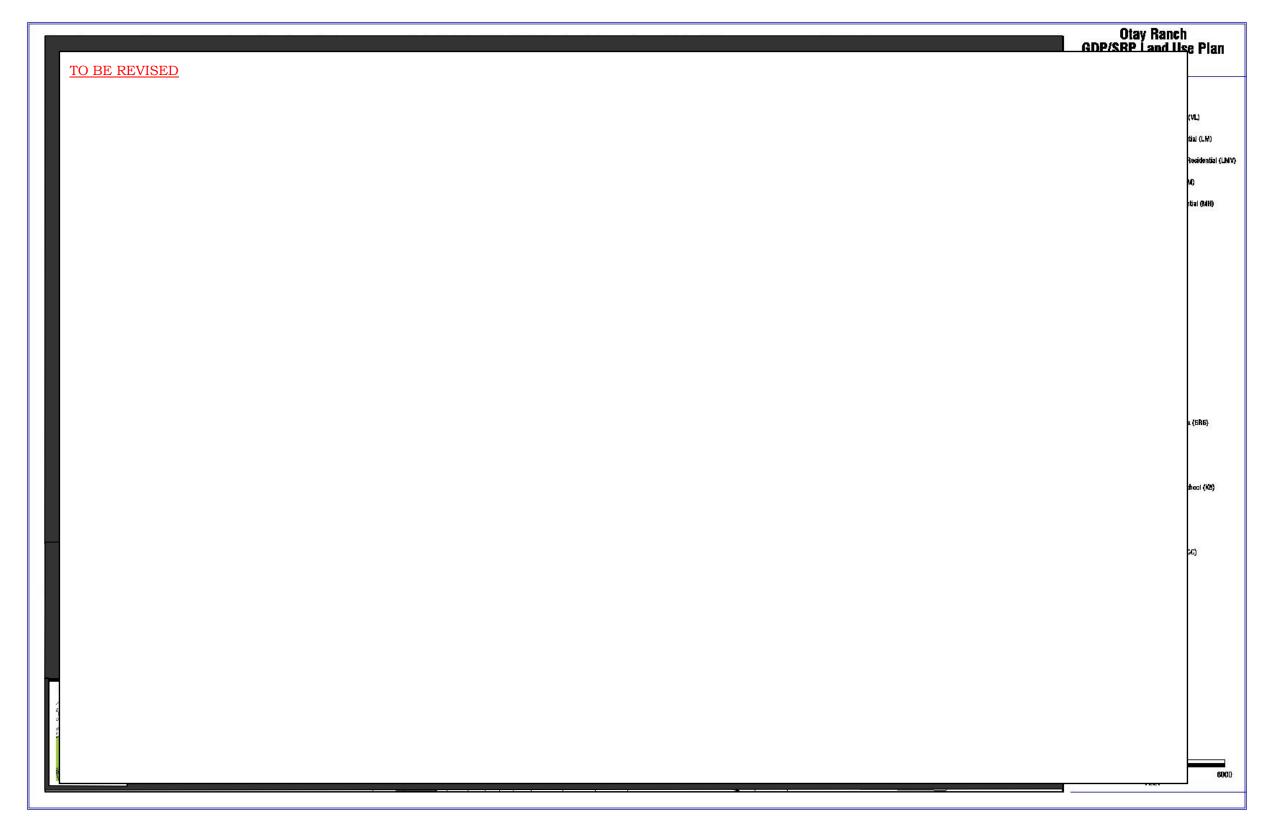


Exhibit 20 Otay Valley Parcel Land Use Map

b. Proctor Valley Parcel

The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast. Its southern edge to the Lower Otay Lake. At build-out, this parcel provides a maximum of 3,999 4,189 dwelling units and will serve approximately 11,783 12,391 residents.

The major components of the land use plan for the Proctor Valley Parcel include:

- o A specialty village in lower and central Proctor Valley containing a golf course and medium, low-medium and low density residential uses. This village also includes a mixed use area, which contains an MH residential component, an elementary school, and neighborhood park. The village serves as a transitional area between urban densities to the west and Jamul to the east.
- o A resort village is located on the relatively flat plateau north of Lower Otay Lake. This village consists of two areas: a resort center to the south; and low and low-medium residential areas in the foothills to the north. The resort village includes medium-high density resort residential, hotel, recreational, visitor-serving commercial, and neighborhood park uses. Public access to the lake is preserved with a lakefront trail, staging areas and access through the resort.
- o A rural estate residential area is located adjacent to the community of Jamul. Limited Development Areas have been designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an edge for the adjacent rural areas of Jamul.
- o A majority of acreage (73.4%) is proposed as open space.
- Wildlife corridors.
- o The land use table below shows the distribution of land use categories.

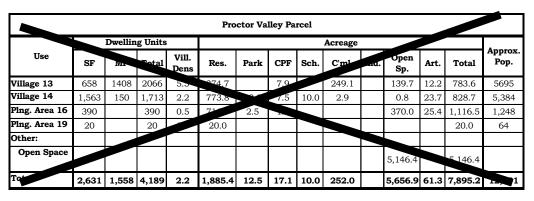


Exhibit 21 Proctor Valley Parcel Land Use Table



Exhibit 22 Proctor Valley Parcel Land Use Map

c. San Ysidro Mountains Parcel

The San Ysidro Mountains Parcel has widely varied terrain. Protection of the steep slopes and biological resources result in a high proportion of the parcel being designated open space. At build-out, this parcel is designed to provide a maximum of 777 dwelling units and will serve approximately 2,486 residents.

The major components of the land use plan for the San Ysidro Mountains Parcel include:

- o An estate village located to the east of Lower Otay Lake. The village core includes a mixed use area, elementary school, and surrounding medium-high density residential uses. The area surrounding this village core consists of low and low-medium density residential.
- o A rural estate residential area is located on the eastern property edge. Limited Development Areas are designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an interface with the rural areas to the east of the property boundaries.
- The western portions of the parcel are retained as open space, providing a visual amenity for the entire Otay Ranch community. In other areas, links will be provided to the adjacent regional open space system.
- o A majority of the acreage (72.2%) is proposed as open space.
- o The land use table below shows the distribution of land use categories.

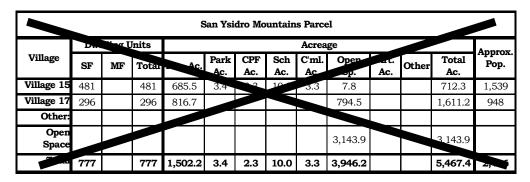


Exhibit 23 San Ysidro Mountains Parcel Land Use Table

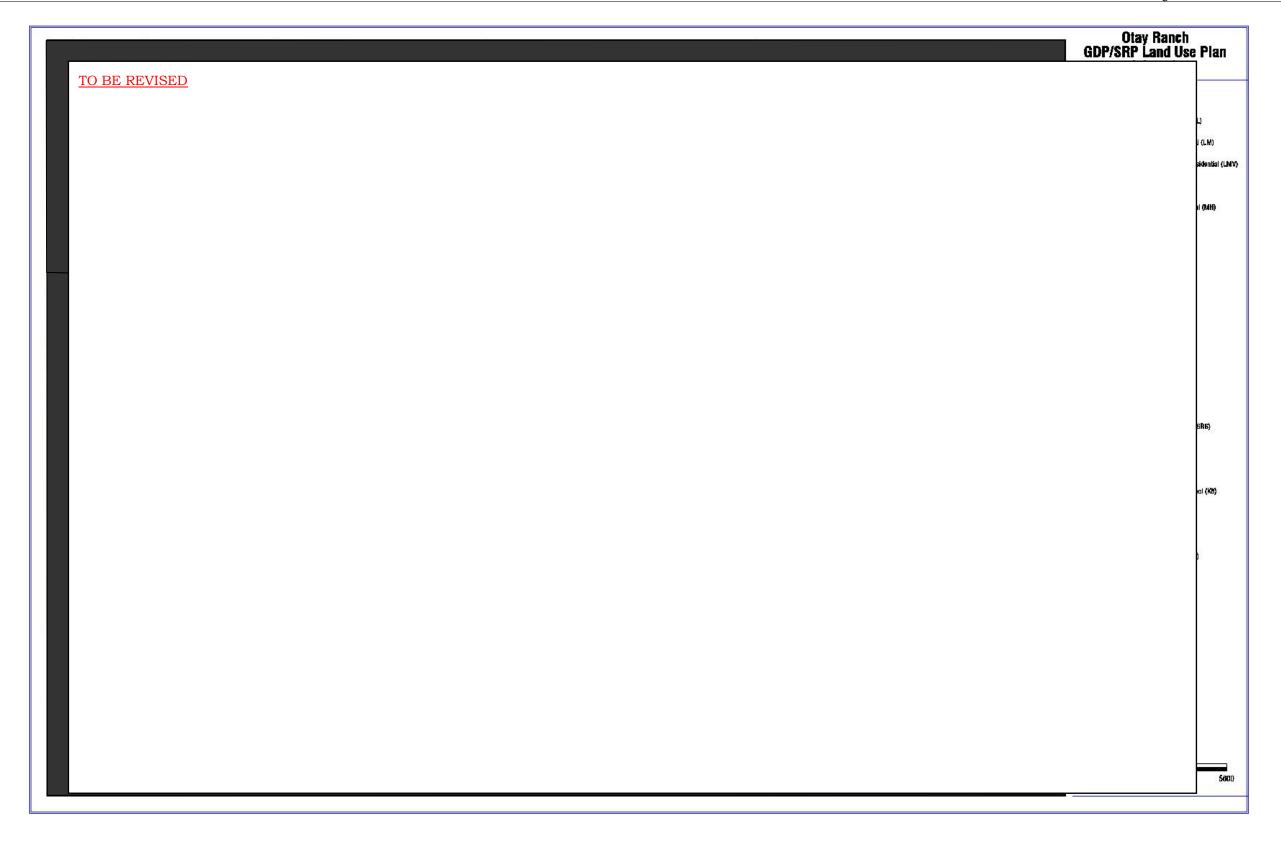


Exhibit 24 San Ysidro Mountains Parcel Land Use Map

2. Components of the Land Use Plan

The overall pattern of land uses within Otay Ranch is defined by the following major elements:

- o Villages/Town Centers and Rural Estate Areas
- o Area Around the Lakes
- o Eastern Urban Center (EUC)
- o Industrial/ Regional Technology Park / Business Park/Freeway Commercial
- o Open Space Preserve
- o Parks
- o Mobility System
- o Potential University Campus
- a. Villages/Town Centers

A pattern of villages and town centers is proposed throughout most of the Otay Ranch. The Otay Ranch villages concentrate both higher intensity land uses and "people activities" toward the village core and town center, with densities generally decreasing away from the core/town center area. Village cores and Town Centers should be located close to arterial intersections and along transit corridors to promote pedestrian mobility, transit opportunities, commercial viability, sense of community and social activity. This organization of land uses promotes pedestrian travel internally and supports transit opportunities for external trips. The design creates a sense of community within each village and town center by attracting village residents to the village core or town center for social, commuting, public service and shopping activities. Residential neighborhoods surround the village core and town center and connect to it by pedestrian and circulation systems. This encourages internal, non-vehicular trips. The purpose of the village design is to provide an efficient and comfortable living environment for its residents. (Section D, Land Use Design, Character, and Policies, focuses on the village concept.)

Otay Ranch contains urban villages <u>and town centers</u>, specialty villages and rural estates areas:

O Urban Villages: These villages are located within the Otay Valley Parcel, adjacent to existing urban areas. These villages are transit-oriented, with higher densities and mixed uses in village cores. An emphasis is placed on providing alternatives to the automobile, including transit (bus and light rail bus rapid-transit), alternative transportation (golf earts) low-speed/neighborhood electric vehicles, and pedestrian and bicycle facilities. Villages One, through Eleven Two, Four, Five, Six, Seven and Nine are urban villages. Each urban village has man-made or natural features or other amenities which

provide a unique focus or specialty to create a sense of identity. While Villages Three and Four, adjacent to Wolf Canyon, are designated as urban villages, their location and size limit their ability to fully function as urban villages.

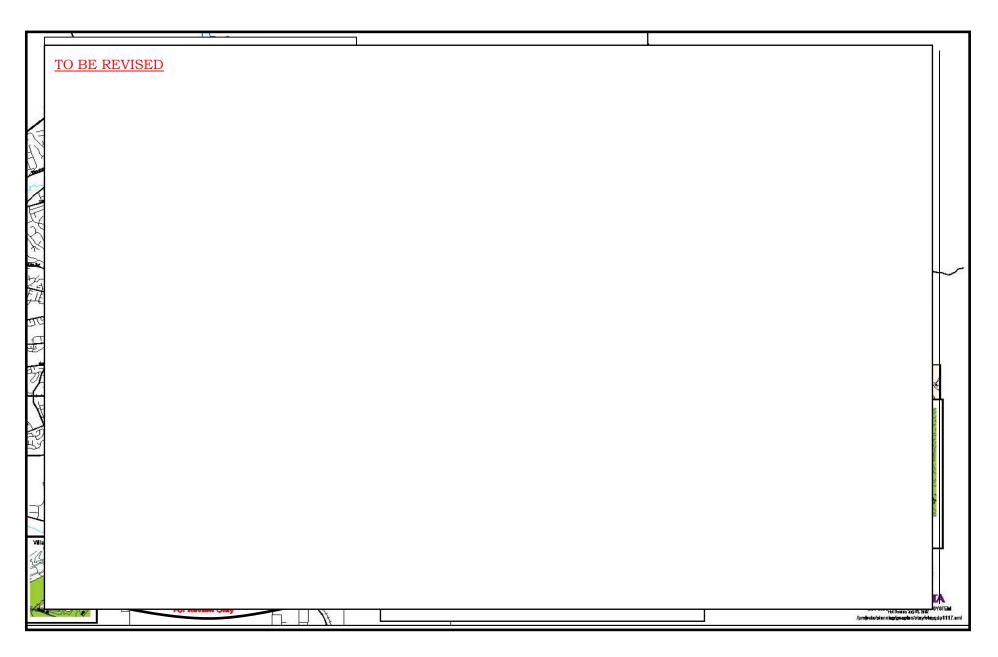


Exhibit 25 Otay Ranch Village Types & Rural Estate Areas

Although most of the villages are predominately single-family oriented, higher densities are permitted within the village core. Roadways and land use connections facilitate bus service to the core. Villages One, Two, Four, Five, Six, Seven, Eight, and Nine, Planning Area 12 and the University Campus are located on the proposed light rail future extension of the bus rapid transit route, and include the highest residential intensities and commercial uses to enhance transit ridership.

Community services will be provided for local needs, based upon population and the respective facility standards. In some instances, two villages may share services. Open spaces consist of neighborhood, community parks and natural features - such as canyons, and pedestrian/bicycle and equestrian trails.

- o Town Centers: Town Centers are located within Villages Eight and Nine. They allow higher density housing, office, retail and other commercial developments than in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼ -mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stations. A unique road arterial ("Town Center Arterial") is a major feature of the Town Center. This arterial roadway is designed to accommodate high traffic volumes within pedestrian-oriented development within higher density residential communities.
- o Specialty Villages: These villages are located in the Proctor Valley and San Ysidro Mountains Parcels. They consist of a resort village, an estate village, and transition villages (Villages 13, 15 and 14, respectively). Neighborhood commercial and community services are provided in a village core, with limited medium and higher density residential. Low density, single-family uses predominate, with potential recreation and resort uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.
- o Rural Estate Areas: Two very low density residential areas are located in the easternmost portions of the Proctor Valley and San Ysidro Mountains Parcels. These areas do not contain commercial uses.

b. Area Around the Lakes

Although not located on the Otay Ranch property, Otay Lake is one of the most prominent features of the Otay Ranch Project Area. Portions of each of the three Otay Ranch parcels overlook the lake, providing uninterrupted views of mountains and the ocean.

The land around the lake is a desirable place for both development and recreational/open space opportunities. The area is one of great scenic beauty, providing an exceptional opportunity for housing designed to take advantage of the visual attributes of the site.

The San Ysidro West Village (Village 15) located south of the lake contains 400+ acres of residential, 3.3 acres of commercial mixed use and an elementary school.

The Resort Center located north of the lake will contain 230+ acres of resort and approximately 512 acres of residential uses. The resort center will include hotels, golf course, resort-related residential uses, clubhouse, commercial and public service uses. Planning for all areas around the lake must be coordinated into a cohesive design.

A potential university site is designated on the GDP/SRP land use map west of the lake along Wueste Road.

c. Eastern Urban Center

A projected Otay Ranch population of approximately 78,555 86,245 creates a need for a centralized urban area to provide the regional goods and services which cannot be provided in village cores. Certain goods and services are not available in village cores because of the problems caused by permitting regional traffic into the villages.

The 400-acre Eastern Urban Center and Ffreeway Ceommercial area are located east of SR-125, on a rise overlooking the Otay Valley Parcel. This area will provide an intense, vital activity center to include an employment base with office, retail, business park, and visitor-serving commercial uses; cultural, entertainment, civic, recreation activity and residential uses. The light rail bus rapid-transit (BRT) system connects the EUC to the region and some of the villages and town centers of the Otay Ranch.

d. Industrial/<u>Regional Technology Park/</u>Business Park/Freeway Commercial

The Otay Ranch Land Use Plan designates industrial/business park, Regional Technology Park, and freeway commercial uses primarily along the SR-125 corridor. Policies relating to industrial, business park, and commercial these uses are discussed in Section D, Land Use Design, Character, and Policies. Industrial/commercial uses are located in the following areas:

o There are three-two areas for industrial uses: one located south of the Otay Valley, adjacent to industrial areas of Otay Mesa and; one west of Paseo Ranchero Heritage Road at the extreme western edge of the parcel near existing industrial development; and Included within Village 3 and within the western portion of Village Two. The primary land use for Village Three, per the City of Chula Vista action is Industrial. These light industrial uses total approximately 603.5 468.9 acres.

- o Commercial/Office: located in the EUC. These uses include the regional retail commercial, hotel, and office uses.
- o A business park is located within the EUC.
- o Freeway commercial uses are located north of the EUC and east of SR-125. The freeway commercial area includes a mixture of uses dependent on direct highway exposure and access. This commercial use totals approximately 101. acres.
- o A Regional Technology Park (RTP) Is located In Village Eight along and adjacent to the west side of SR 125, south of Rock Mountain Road. The RTP Is approximately 200 acres In size.



Exhibit 26 Commercial, Industrial & Business Sites

e. University

The GDP/SRP Land Use Map identifies a location a site of approximately 530 acres for a university campus in the area delineated as University Campus and over a portion of Villages 9 and 10, as well as the area west of Wueste Road (Salt Creek). The purpose of this land use designation is to afford a university the opportunity to locate a university campus at this location.

f. Open Space and Environmental Resources

The Otay Ranch GDP/SRP identifies an open space system which provides a network of natural, passive, and active recreational amenities throughout the Ranch. This network connects the villages to each other and to the region. A major portion of this open space system Is part of the City's Multiple Species Conservation Program (MSCP) Subarea Plan preserve.

The Otay Ranch contains a number of sensitive resource areas, including the Otay River Valley, Salt Creek, Poggi Canyon, the San Ysidro Mountains, and the Jamul mountains. Resources include a variety of sensitive species and habitats, many of which will be protected within the acres areas of open space identified on the GDP/SRP Land Use Map and MSCP Subarea Plan. The protection of significant environmental resources on the Ranch is addressed within the open space network through the following mechanisms:

- o The Otay Ranch Resource Management Plan (RMP) which provides for the identification, mapping, enhancement and maintenance of the resources within its boundary.
- o The MSCP Subarea Plan which provides the policy framework for habitat planning and establishes a natural habitat preserve which Identifies and conserves core biological resource areas within Otay Ranch.
- Open Space easements and maintenance districts, which provide for the protection of resources outside of the RMP boundary.
- o Wildlife Corridor connecting on-site and off-site regional wildlife habitat.

The Open Space components of the GDP/SRP and related policies are discussed in detail in Chapter 4, Parks, Recreation, and Open Space, and Chapter 10, Resource Protection, Conservation and Management.

The open space category includes:

- o Open Space Buffer: These are areas which surround each village and may consist of natural or landscaped open space.
- o Scenic Corridor: This open space contains undulating open space areas along roadways which are also identified as Scenic Corridors. These roadways are Telegraph Canyon/Otay Lakes

Road; Orange Avenue - west of SR-125, Otay Valley Road and Proctor Valley Road. Significant resources within these areas will be preserved. These corridors are further discussed in the Mobility Chapter.

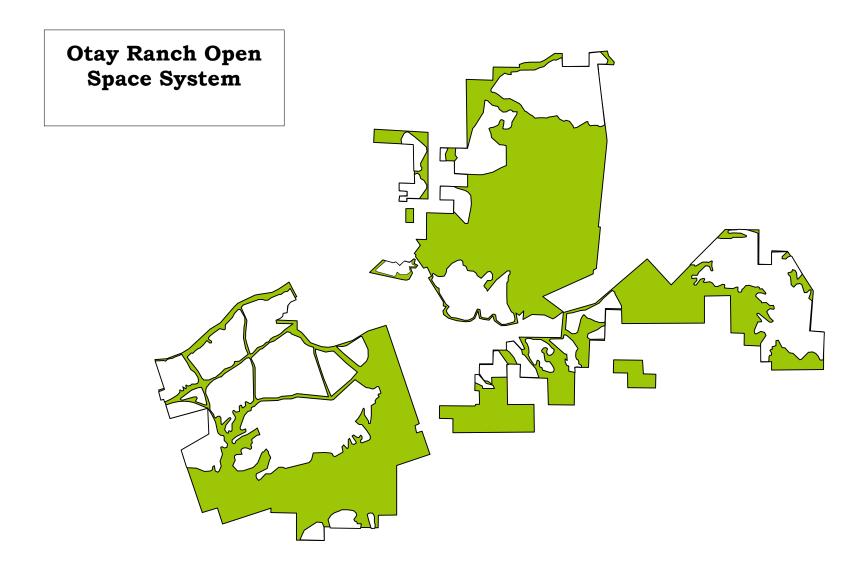


Exhibit 27 Otay Ranch Open Space Map

o Resource Management Preserve: This open space includes areas of resource preservation/enhancement, such as Wolf Canyon, the Otay Valley Regional Park, and portions of the San Ysidro and Jamul Mountains, and may cover areas within parks and scenic corridors.

g. Parks

The park and recreation components of the GDP/SRP and related policies are discussed in detail in Chapter 4, Parks, Recreation and Open Space.

The Otay Ranch land use plan identifies four five levels of parks:

- o Town Squares: minimum one acre parks located in some village core areas to serve village residents.
- o Pedestrian Parks: Pedestrian parks are usually designed as an ammenity built for the residents of a neighborhood. Pedestrian parks are not provided through any required City policy, instead seen as a design element intended to enhance neighborhood connectivity. Typically, the appropriate homeowner's association controls the ownership and maintenance of these facilities.
- Neighborhood parks: serving village residents within a 1/2 to 3/4 mile radius located within villages, providing active recreation opportunities. The Otay Ranch Parks Plan (see Chapter 4) identifies 19 neighborhood parks.
- o Pedestrian Parks: **NEED TO COMPLETE DESCRIPTION**.
- o Community Parks: shared between villages, within short driving distance (1 to 2 mile service radius). Each community park should be a minimum, of 25–35 acres. The Otay Ranch Parks, Recreation and Open Space, Chapter 4, identifies 3 aone a minimum of two major community park facilities.
- Regional Parks: serving the local community and South County region. Chapter 4, Parks, Recreation and Open Space, identifies 2 potential regional parks, including the Otay Valley Regional Park and the San Ysidro Mountain Regional Park.

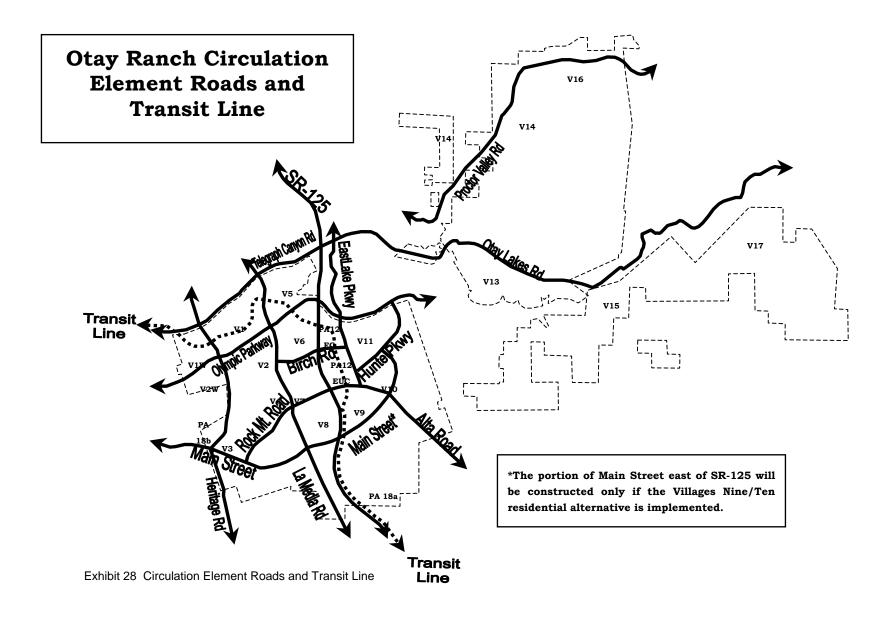
h.. Mobility System

One purpose of the Otay Ranch GDP/SRP is to identify a circulation network of continuous routes though the ranch, providing convenient access to all villages and town centers and the region.

The circulation network provides roadways through and between the three parcels of Otay Ranch. The circulation system is comprised of:

- o Regional Circulation: A system of arterials, the SR-125 highway, and the <u>light rail Bus Rapid -</u> transit line.
- o Village/Town Center Circulation: A system of roadways and arterials that provides multiple routes within the villages and town centers of Otay Ranch.
- o Trails System: A comprehensive system of pedestrian, bicycle, <u>low-speed neighborhood electric vehicle</u> and equestrian trails to provide <u>other a non-vehicular alternative</u> mode<u>s</u> of transportation.

The circulation policies and components of the GDP/SRP are discussed in Chapter 2, Mobility and Chapter 4, Parks, Recreation and Open Space.



Section D

Land Use Design, Character and Policies

1. Village <u>Town Center</u> Definition and Organization

Policies identified in this subsection apply to all urban villages<u>and</u> town centers. A detailed description with village-specific<u>and town</u> center specific policies for each village, town center and rural estate area is included in Section F, Village/Town Center Descriptions and Policies of this Chapter.

The organization of land uses is the key to the village/town center concept. Villages and town centers are comprised of two basic components: a central area of more intense uses, the Village Core or town center; and surrounding areas of residential uses, the Secondary Area.

Village cores and town centers contain Mixed Use (MU) and Medium-high (MH) land use categories as depicted within the GDP/SRP Land Use Map. Village cores serve as the focal point and commercial hub of the village. Village cores are centered around a main street or plaza and include the following land uses: retail/commercial, residential, neighborhood parks and other civic or community uses, such as churches, child care or senior centers. Town centers are more Intense mixed use areas of higher residential densities and broader range of commercial and civic services than provided In the village cores. They are associated with public transit stations. They also Incorporate town center arterial roadways whichh are Intended to provide a pedestrian friendly environment while providing for efficient automobile circulation.

Residential neighborhoods surround the village core <u>and town</u> <u>center</u>, and provide a range of housing opportunities ("Secondary Areas").

Otay Ranch is planned to emphasizes and enhance each villages and town centers" characteristics to create neighborhoods and communities with unique identities. While the following policies apply to each village/town center, policies should be flexibly applied to reflect the character and intensity of each village or town center.

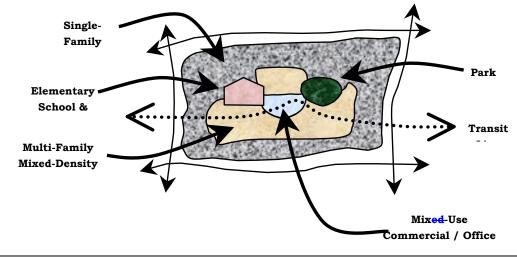
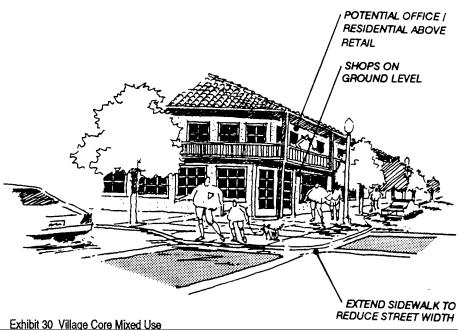


Exhibit 29 Urban Village Concept

a. Village/Town Center Land Use Policies

GOAL: ORGANIZE LAND USES BASED UPON A VILLAGE/TOWN CENTER CONCEPT TO PRODUCE A COHESIVE, PEDESTRIAN FRIENDLY COMMUNITY, ENCOURAGE VEHICULAR TRIPS, AND FOSTER INTERACTION AMONGST RESIDENTS.

- Master-plan each village/town center consistent with the GDP/SRP goals, objectives, policies and standards.
- Include a variety of uses and housing types within each village <u>/town center</u> to meet the needs of village_residents.
- Establish a unique character and sense of place within each village/town center.
- Phase villages/town centers to ensure the provision of adequate facilities and services.
- o Accessory units are permitted on single-family lots within Villages One through Eleven, consistent with the provisions of Chapter 3, Housing.
- Land uses, roads and buildings shall be designed and located to encourage walking between uses and foster a pedestrian



scale.

Exhibit 30 Village Core Mixed Use

- o Encourage a pedestrian-friendly village / town center environment through the use of amenities such as:
 - Shaded streets
 - Street furniture
 - On-street parking
 - Buildings fronting the streets
 - Narrow streets
 - · Reduced design speeds
 - Visible landmarks
 - Entries and porches facing the street
 - Commercial areas with zero front yard setbacks (build
 - Plazas and-courtyards in commercial areas
 - Multi-modal circulation systems

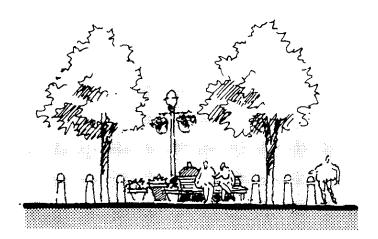


Exhibit 31 Pedestrian Environment

- O Connect open spaces, schools, parks and neighborhoods with convenient and safe pedestrian walkways and bikeways.
- Pedestrian and bicycle routes shall connect the more distant portions of a village to the village core. Generally, such routes

- shall be co-located with streets, although connections may be provided along transit corridors or within greenbelts.
- o Promenade Streets shall extend from secondary areas into the village core or town center to accommodate pedestrian and bike access.
- o Non-auto circulation systems, such as pedestrian walkways and bike ways, shall be provided between villages and town centers. Where appropriate and feasible, a grade separated arterial crossings should be provided to encourage pedestrian activity between villages /town centers.



Exhibit 32 Pedestrian/Bike Way Overpass

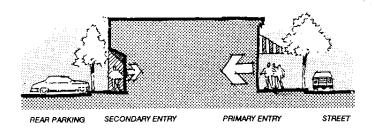
o To define the village/town center edge and to provide a greenbelt between villages/town centers, landscaped buffers shall be provided adjacent to arterial highways. The buffer shall vary in size, in relation to highway alignments, topography, village community character, location of proposed facilities and existing natural features. Scenic highways have an expanded buffer (see Chapter 2, Mobility).

b. Village Core/Town Center Policies

The primary village geographic feature is the village core or where applicable, town center. The village core/town center creates the land use relationships necessary to achieve the goal of a small town environment. Village cores_ contain Mixed Use (MU) and Medium-high (MH) residential land use categories as depicted within the GDP/SRP Land Use Map. Town centers act much like village cores, although commercial land use Is more Intense and residential densities are High (H). Each of the village cores and town centers has been conceptually located on the GDP/SRP Land Use Map, and shall adhere to the following policies:

The village core is defined by the Mixed Use (MU) and Medium-high (MH) land use categories as depicted within the GDP/SRP Land Use Map₇. The town center also defined as by Mixed Use, although residential density Is High, and the range and Intensity of commercial land use Is greater. The village core and town center and may contain higher intensity uses, including:

- Civic Presence and Community Purpose Facilities
- Village Square or Green
- Elementary School
- · Commercial and Office Uses
- Transit Stop or Station
- · Parking Areas or Facilities
- o Village cores/town centers should be centrally located, within approximately one-quarter mile of the majority of a village's population.
- The location and form of the village core/town center shall reflect the physical constraints of the village and the village's relationship to surrounding land uses and the circulation system. A town center shall provide for a more defined grid sytem of roadways the center of which Is the town center arterial. The town center arterial provides for greater support to mixed-use retail centers by accommodating high traffic volumes yet does so In a pedestrian friendly environment. It Is anticipated that these roadways will be composed of a pair of two lane one-way streets.
- The village core or town center shall be precisely sited at the SPA level consistent with the GDP/SRP goals, objectives and policies. The actual location of a village core may shift from the conceptual location depicted in the GDP/SRP Land Use Map, as a result of more precise analysis of the following: circulation and access, visual access from arterial roads, transit service, market and service area considerations and the type of uses proposed within the village core.
- Community purpose facilities shall be provided in accordance with the provision of Chapter 5, Capital Facilities and Chapter 19.48 (PC Zone) of the Chula Vista Municipal Code.



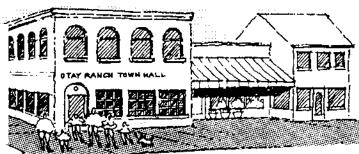


Exhibit 33 Village Core Bulk and Scale

o Village core <u>and Town Center</u> buildings shall not exceed four stories. Buildings constructed at lower heights may be converted to four-story buildings.

o Locate taller buildings near the center of the village core<u>or</u> town center, with building heights and sizes gradually decreasing outward from the center.

Exhibit 34 Village Core Commercial Access

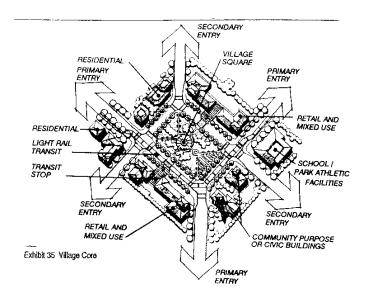
- o Buildings shall have front access and orientation to streets and sidewalks. Access to parking lots shall be secondary to the street.
- o Avoid street side facades of unarticulated blank walls or an unbroken line of garage doors.
- Building facades shall be varied and articulated to provide visual interest. Encourage street level windows and numerous building entries. Arcades, porches, bays, and balconies shall be encouraged.
- o Use landscape themes to help define village <u>/town center</u> character.
- o Village cores of two villages may function synergistically⁵.
- c. Village Core/Town Center Mixed Use Policies

The basic element of the village core/town center is the mixed use area, depicted by the Mixed Use (MU) land use category. This designation is intended to concentrate activities to create a friendly small town environment, enhance pedestrian access, promote social interaction, discourage multiple auto trips and increase use of alternative modes of transportation. Application of the Mixed Use (MU) land use category shall comply with the following policies:

o Land uses permitted within Mixed Use (MU) category may vary from village/town center to village/town center as the needs warrant.

-

A village core may complement and supplement the uses within another village core.



- o The mixed use area is a contiguous pedestrian area which includes the following activities, as listed below:
 - **Retail/Office Uses:** Uses such as, but not limited to, retail shops, professional offices, service commercial, restaurants, cinemas, health clubs, entertainment facilities, supermarkets and studios are permitted, along with attendant parking areas or facilities. Residential uses may be permitted above commercial uses. These uses shall not front on circulation element roads.
 - **Elementary Schools:** Elementary schools shall be located within or adjacent to the mixed use area, where population warrants. However, elementary schools shall not be located so as to disrupt the contiguous retail uses. School sites are shown symbolically on the GDP/SRP Land Use Map to indicate the conceptual location. The specific location of schools shall be identified at the SPA level. Residential uses are permitted, in the event the school sites shift from the mapped location.
- contain one or more civic presence facilities within the village core/town center. The architecture of civic presence facility may be the hallmark of the character of the village/town center and help to create a focal point for village/town center activity. (In some cases, a commercial building could be the focal point.) Civic presence facilities may be drawn from a wide variety of uses, including, but not limited to: libraries, community centers, a public plaza, town square or town hall, fire/police stations, cultural arts, public and/or private schools, churches, day care centers and commercial recreation facilities. In some instances, civic presence facilities may also be "community purpose facilities" sized in accordance with the requirements of Chapter 5, Capital Facilities and Chapter 19.48 (PC Zone) of the Chula Vista Municipal Code.

- o Encourage mixed uses throughout Mixed Use (MU) areas, including residential or office uses above retail uses.
- o The design and location of residential areas shall complement the pedestrian friendly environment.
- o Commercial uses shall be sized to meet the day-to-day needs of surrounding villages/town centers. Uses which rely extensively upon regional markets, heavy autos or truck access are not appropriate in the village core or town center.
- o Concentrate retail uses near the transit station/stops in Mixed Use (MU) areas. Orient Mixed Use (MU) area activities which generate higher volumes of trips toward the transit facilities, rather than toward parking areas.
- o Landscape Mixed Use (MU) areas to create an urban feeling through the use of hardscape, tree wells, pots, street furniture, thematic light fixtures, benches, bollards, and enriched paving patterns. Town Center Arterials, Village Entry Streets and Promenade Streets should be tree-lined with a formal landscape pattern.
- Public access spaces, such as a plaza, town square, park, or town hall or community building, shall be provided in Mixed Use (MU) areas. Public access spaces may be privately owned if significant public access is assured.

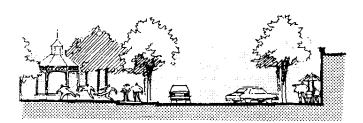


Exhibit 36 Village Core Street Cross Section

d. Village Core/Town Center - Residential Policies

The residential character in the village core/town center is of a sufficient and variable density to create the critical mass required to energize a village core area. The residential land uses within the village core are generally located in areas designated for mediumhigh (MH) land uses. Some small lot, zero lot line and patio home type, single-family uses may be intermingled with the more intense uses. Within the higher Intensity town center, residential density will be designated for High density.

- o Medium-high (MH) residential uses shall be located in the village core or town center, on two or more sides of mixed-use areas.
- o Medium-high (MH) residential uses shall be characterized by higher density townhouses, duplexes and stacked flats with heights ranging from two to four stories, and some singlefamily uses.
- o Limited single-family uses shall be permitted within the medium-high (MH) category when interwoven with the other uses. These single-family uses shall utilize small-lot concepts consistent with the higher intensity character of the village core/town center.
- o Town Center designations allow for High residential densities.

e. Secondary Areas Policies

The <u>residential village</u> areas outside of the village core/town center are "Secondary Areas" predominately comprised of residential uses oriented to the village core or town center, through the design of street, pedestrian and bicycle systems and alternative modes of transportation. Residents of this area will look to a village core for many goods and services.

- o Secondary areas shall be areas outside of the village core town center, predominately comprised of residential uses.
- o Outside the village core <u>/town center</u>, densities shall generally decrease with distance from the transit station.
- o Limited convenience commercial may be located outside the village core<u>or town center</u>, but not at Village Entry Streets.

 These areas will be delineated at the SPA level.

f. Transit Policies

Each village is planned to facilitate alternate method of transportation. The land use and circulation patterns of urban villages are organized around transit service and facilities. A significant alternate means of transportation in the Otay Ranch is the trolley—future extension of the bus rapid transit system. Several components of the GDP/SRP Land Use Plan encourage the use of transit, such as:

- o Transit line rights-of-ways shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within Villages One, <u>Two</u>, Five, Six, <u>and</u> Nine and <u>Planning Area</u> 12.
- o <u>Trolley Tranist</u> stops and/or stations shall approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in village core/town center areas.

- o <u>The Pp</u>ark-and-ride <u>facility facilities</u> shall be located at <u>SR-125 just north of the EUC</u> within the Freeway Commercial area of Planning Area 12 adjacent to a transit station. and contain a trolley stop and station building.
- o The EUC shall contain a <u>centrally located</u> transit<u>stopstation</u>. As the intensity of the EUC increases, a second transit stop may be provided, subject to the design criteria of <u>the_SANDAG MTDB</u>.

The following policies are intended to ensure that village cores/town centers, and surrounding areas are readily accessible to facilitate a variety of modes of transportation:

- o Villages and Town Centers shall provide for a variety of modes of transportation, including walking, automobiles, <u>low-speed</u> <u>neighborhood electric vehicles</u>, bus, rail, specialized transit and bicycles.
- o Transportation components, such as park-and-ride facilities, bus stops, <u>pedestrian bridges</u> and <u>the</u> pedestrian walkways and bike ways, shall be sited and designed to facilitate connections between transportation modes.
- o Provide adequate space for bus service or a feeder network to support transit within each village core or town center.
- o Locate commercial uses close to primary village transit stops.
- o Small park-and-ride lots for village/town center residents may be provided within the village core or town center. Regional surface park-and-ride lots shall be located outside of villages and town centers, with feeder bus service to the transit station.
- o A 25-foot transit right-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within <u>Town Center Arterials and/or</u> Village Entry Streets designated as transit routes.
- o Because the GDP/SRP village cores/town centers are conceptually located on the Land Use Map and are to be approximately located at the SPA level, consistent with the GDP/SRP goals, objectives and policies, the transit line alignment on the Land Use Map may also shift to serve the village cores or town centers based on an analysis required by the village core_ policies. Precise transit alignment will be determined with the preparation of final maps and improvement plans.
- o Bicycle parking shall be provided at transit stations and, in general, activity nodes throughout the village core<u>or town</u> center.
- o The design of transit facilities should complement the <u>surrounding village</u>_architecture.

g. Village/Town Center Street System Policies

The goal of the village/town center street system is to promote pedestrian access and to direct through-village_trips around the village or town center. This goal is achieved by creating a network of interconnected streets within each village or town center. Such networks have the benefit of providing alternative routes to destinations and increasing the number of intersections on those routes. This reduces the turning load at each intersection. The geometry of a dense network of streets minimizes travel distance due to the reduction of isolated areas of development and the provision of direct routing. Multiple parallel routes to the village core/town center provide shorter and more convenient routes for pedestrians, and alternate routes for automobile traffic.

The village <u>/town center</u> street system is summarized below (detail on the system is located in Chapter 2, Mobility):

Village Entry Streets: This street connects Arterial Roads to the village core. Shade trees shall be required along all Village Entry Streets, sited to create a visual street frame. Village Entry Streets should be as straight and direct as practical to provide visual landmarks for navigation and to create a sense of place.

Promenade Street: The Promenade Streets lead directly from the residential neighborhoods to the village core. These streets are designed to collect vehicular and pedestrian traffic from the outlying neighborhoods, creating a backbone street system that ties the different parts of the village together. Promenade Streets should be as straight and direct as practical.

Secondary Loop and Collector Street: These streets separate single- and multi-family areas and provide a loop system linking local residential streets with the Promenade and Village Entry Streets.

Residential Streets: The Residential Streets within the single-family neighborhoods consist of a combination of double- and single-loaded local streets and cul-de-sacs. The double-loaded streets lead from the collectors to serve streets within the neighborhoods. They may be either through streets or lead to cul-de-sacs.

Alleys: Alleys are permitted. Alleys may provide rear entrances for vehicles, decrease intrusions onto the residential collector streets and enable homes to be placed closer to the street, creating a pedestrian-friendly environment.

The Village Street System shall comply with the following policies:

o Access from villages to prime arterials roads should be limited to maintain prime arterials as high capacity regional connections.

- o Provide four-lane road connections for pedestrian, automobile and buses between villages, reflective of topographic conditions.
- o Reduce through traffic within villages by utilizing two-lane roads within villages (except for Village Entry Streets), and permitting levels of service less than LOS "C" within villages. Level of service for roads outside of villages is LOS "C", pursuant to GDP/SRP facility thresholds.
- o Alternative routes within a village may be provided in a number of ways. The details of the circulation system for individual villages shall be prepared at the SPA level.
- Prohibit direct routes through villages to discourage throughtraffic.
- o Cul-de-sacs shall be permitted if, at the end of the cul-de-sacs, pedestrians are provided access to the village core or other desired destinations. Dead end cul-de-sacs are permitted only in perimeter locations.
- o Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access.
- o Alleys within the village core may serve residential and commercial areas and encourage service access at the rear of buildings.
- Town Center Arterial: Town Center Arterials serve the Town Centers by bringing arterial traffic Into the town centers with a pedestrian oriented grid system of streets. These arterials provide for pededstrians, vehicles and transit In a walkable environment. Town Center arterials are typically a pair of two lane one-way streets (couplets) that provide the equivalent capcity as an four lane arterial. Couplets allow for Intergration of pedestrians by providing slower travel speeds and narrower street width without reducing overall travel time through the Town Center. These pairs of one-way streets allow for better integration of pedestrian traffic by allowing for slower automobile speeds and minimizing street crossing widths without reducing road carrying capacity. This arterial design allows for comfortable pedestrian movement through the high activity of a Town Center. The grid-like pattern of the Town Center Arterial in the Town Center also offer more frequent block intersections promoting more store-front businesses among other mixed-uses. Shorter block lengths are a feature in the Town Centers, which increase the vitality of commercial service areas, and at the same time avoid "strip commercial" development. The one-way Town Center Arterial resolves problems experienced on traditional highvolume traffic arterials requiring a wider roadway.

h. Parking Policies

- o Parking facilities shall allow for easy pedestrian access.
- o Parking facilities shall be segmented into reasonably sized areas to prevent vast expanses of asphalt.
- o Parking facilities shall be located and designed for visual accessibility to the driving public.
- o Parking lots should be designed to accommodate future redevelopment into buildings with integrated parking structures.
- o Parking structures are permitted. Encourage ground floor retail use.
- o On-street parallel or diagonal parking adjacent to sidewalks is encouraged. On-street parking is not allowed on the same side of the street as village greens and/or parks.

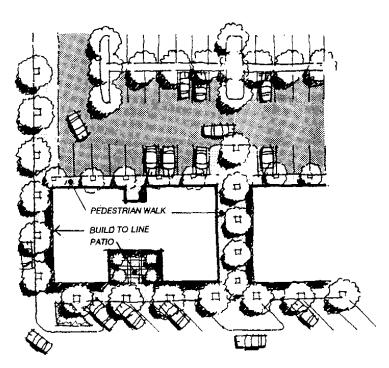


Exhibit 37 Village Core Parking

o Encourage joint use of parking facilities by uses which have differing peak hours. A reduction of required parking spaces may be permitted for shared parking programs, implemented with a joint use agreement executed and approved at the time of SPA approval.

- o Within the village core or town center, parking shall be located on-street, to encourage pedestrian accessibility, and in locations which minimize large expanses of asphalt. Parking may be visually accessible from main thoroughfares, but shall minimize visibility by locating lots to the rear of buildings wherever possible.
- o Primary building entrances shall be located on the main street whenever possible. Secondary entrances for large anchor buildings may be provided from parking lots located at the rear.
- o Parking may be provided in structures with potential for use of the ground level for retail space.

i. Village Parks

Each village contains a neighborhood park, within or near the village core or town center, generally at least 7 acres in size. The design and character of neighborhood parks should be consistent with the character of the village/town center. Where feasible, the park should be located near civic presence facilities such as community purpose facilities or schools to encourage joint-use of recreation and parking facilities. In addition to the 7-acre park, other neighborhood parks will be located in the village/town center as warranted by population.

In addition, pedestrian parks are encouraged within single-family residential developments to link neighborhoods and reduce use of automobiles. However, these parks account for community purpose facility (CPF) credit rather than park credit.

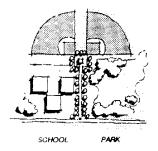
Park sites are shown symbolically on the GDP/SRP Land Use Map to represent the potential park location. The precise location of these parks will be identified at the SPA level. (See Part II, Chapter 4 for park policies.)

Policies and guidelines shall be developed at the SPA level for community gardens within the designated open space areas within each urban village/town center.

2. Industrial

The majority of the Otay Ranch industrial uses are located on the mesas_ to the south and west edge of the Otay Valley Parcel, adjacent to industrial areas of Otay Mesa (Planning Area 18a_). Industrial uses are also_located on the mesa south of the Otay River Valley in Planning Area 18, and, to the west of Paseo Ranchero_Heritage Road at the extreme western edge of the Otay Valley Parcel in Village Two and Three, near existing industrial development (Planning Area 18b). Within the City of Chula Vista, Village Three has a primary land use designation of Industrial, and a secondary land use designation of Residential/Village.

The industrial land use category (I) establishes light industrial uses in a business park setting. These uses generate an



employment base within the Otay Ranch community, as well as the South San Diego County region. Heavy industrial areas are not included within Otay Ranch because the Otay Mesa contains an adequate subregional supply of such intense uses.

This category authorizes uses such as research and development, light manufacturing, warehouse and distribution facilities, office/showrooms and supporting uses.

Industrial Policies

- o The actual total square footage of permitted industrial space and floor area ratios shall be established at the SPA level. Permissible ratios will vary depending on the parking needed to accommodate the proposed use.
- o The industrial category should be characterized by light industrial uses, with buildings of three stories or less.
- The mass of the buildings shall be balanced with protective landscaped setbacks, open space areas and outdoor amenities such as seating areas, artwork and similar amenities.
- o Building locations should optimize off-site and on-site views and avoid a crowded appearance.
- o Arrange land uses to avoid conflicts between various industrial activities.
- o Loading and service areas should be located to the rear of buildings and be screened from street view by walls, landscaping or landforms.
- o Provide safe and efficient access for service vehicles. Service/ auto conflicts shall be minimized through proper design.
- o Entries shall be sensibly located and signed with respect to landscaped parkways, visitor parking areas, loading areas, and drop-off areas.
- o Structures fronting on public areas shall present a high quality, characteristic of a professional business park.
- o Landscaping shall be consistent with the professional business park image, emphasizing screening and providing visual interest to large building and parking expanses.
- o Building, parking, screen walls, hardscape, and landscape elements shall be part of a unified aesthetic theme for the business park.
- o Detailed design criteria shall be established for industrial uses, as well as for common elements such as monumentation, streetscape and common hardscape areas.
- o Complementary uses which serve the industrial area, such as limited financial uses, daily convenience and restaurants, shall

- be integrated into the land use pattern, and permitted within the industrail land use category (I).
- o Design criteria shall consider transit availability in industrial areas.
- o Light and noise impacts to adjacent open space areas should be minimized.

3. Commercial/Office/Business Park

a. Regional Commercial/Office

The Eastern Urban Center (EUC) contains the most intense development in Otay Ranch and is the urban heart of the region (Planning Area 12). Uses and intensities are intended to create a lively, 24-hour environment, with a creative medley of uses, building types and amenities. These uses include the regional retail commercial, hotel and office uses. Retail and office development within the Eastern Urban Center is of an intensity compatible with a "downtown" urban center. The most intense development is concentrated near the trolley station(s), with building heights and sizes gradually decreasing toward the edge of the planning area. (See Part II, Chapter 1, Section F. 12.; Eastern Urban Center [Planning Area 12] for applicable policies.)

b. Freeway Commercial

Adjacent to the EUC is approximately 106.5 acres of freeway commercial (Planning Area 12). The freeway commercial area provides for a mixture of uses suitable for, and dependent on, direct highway exposure, including large-scale uses which require sites primarily served by vehicular access. Typical uses permitted in the Freeway Commercial category (FC) include regional shopping opportunities such as: automobile centers; discount stores; warehouse outlets; membership clubs; and other large scale uses that require freeway exposure. Public uses such as park-and-ride and transit related services are also permitted.

Freeway Commercial Policies

- o The actual amount and location of freeway commercial uses shall be established at the SPA level.
- The freeway commercial land use category permits freewayoriented, low scale buildings of three stories or less (heights will be established at the SPA level). The mass of the buildings shall be balanced with landscaped setbacks and landscaping within parking areas.
- o Setbacks, which prevent a "strip development" appearance, should be established at the SPA level.
- o Landscaping shall create a well-kept and attractive commercial environment. Large parking areas shall be landscaped to minimize heat gain and break up expanses of asphalt.

o Prepare a signage program for freeway commercial uses concurrent with the first SPA containing freeway commercial uses.

c. Business Park

Business park uses are generally of a "research and development" character. The uses are arranged with various amenities presenting a feeling of a quality corporate setting. Business park uses are permitted within the EUC land use category, located in the EUC (Planning Area 12).

Business Park Policies

- o Exact floor area ratios for business park uses shall be established at the SPA level.
- o Business park uses shall be low to mid-rise (two to three stories maximum).
- These facilities shall be linked by pedestrian and transit systems to other parts of the EUC, as well as to the potential university.
- o Landscape and amenities such as open space, water features, plazas, and walkways shall be an important part of the business park.
- o Buildings shall be clustered around common amenities, such as a water feature, plaza or open space.
- o An overall pedestrian circulation system shall be created throughout the business park.
- o Orient building entries toward the street on which a pedestrian plaza or common area shall be located.
- o Land uses complementary to a business park environment, such as limited retail and service uses, may be provided.
- o Encourage integration of service uses within a single office building.
- o Promote complementary architectural forms, materials and textures within clusters of buildings.
- o Promote strong, formal landscape elements to emphasize and define vehicle paths, pedestrian walkways, and outdoor spaces.
- o Parking area landscaping shall be an extension of the landscaping throughout the business park, providing unity with the surrounding environment.

3. Regional Technology Park

The Regional Technology Park (RTP) Is an approximately 200-acre area located Immediately west of State Route 125. The RTP Is to be a large, master-planned business park Intended to

accommodate large, corporate research firms and high-tech manufacturers that require high quality manufacturing and research oriented facilities and work place amenities.

Regional Techology Park Policies

- o Provide large development pads sufficient to accommodate integrated research and manufacturing activities.
- o The RTP shall be developed as a master-planned, research oriented business park able to support high quality, high-technology manufacturing.
- o Adopt SPA-level regulations and policies and Planned Community District regulations that promote rather than discourage the locating of desired uses and industries.
- o Allow ancillary professional office, retail, service, and finance businesses only as secondary uses necessary to support research and development and light manufacturing uses. The allowable floor area of such supporting uses shall be limited in order to reduce competition with such land uses offered in the Eastern Urban Center and other nearby, office-oriented areas.
- o Promote the provision of day care facilities, health clubs/spas, parklands, and other uses that enhance the quality of the workplace environment and Integrate such facilities within the business park.

4. University

Previously, Tthe University of California Regents have expressed their intention to construct three new University of California campuses over the next-20 years, one of which will be would have been sited in Southern California. On October 6, 1989, The Baldwin Company and the City of Chula Vista jointly submitted a proposal to the University of California Board of Regents to locate a new university campus on Otay Ranch. The proposal identified a site near Wueste Road overlooking Otay Lakes and adjacent to the United States Olympic Training Center. During 1992, the City of Chula Vista and San Diego City Councils and the County Board of Supervisors approved resolutions supporting the Wueste Road location for a university, subject to several conditions; notably, that an environmental process be completed assuring the identification and protection of significant resources. Ultimately, this prior university proposal failed to win the support of the Regents due to funding constraints and other factors.

The GDP/SRP Land Use Map delineates now identifies a slightly modified the location for a new university eampus in the areas within within the newly designated University Campus Village (formerly Village Ten) and within a portion of Village Nine, Village Ten and west of Wueste Road. It is the intent of this GDP/SRP to reserve designate the this land so designated soley for a university development. for a period of time dependent upon phased

development as set forth in the University policies below, after which other uses, as described herein, may be developed on that land.

University Policies

- The area indicated on the GDP/SRP Land Use Map as the University Site has a primary land use designation is designated for development of as a university sitecampus and associated facilities. At any time, this area may be developed for aA traditional 4-year university campus or a Multi-Institutional Teaching Center (MITC) shall be accommodated.and-Core campus facilities including academic instruction (classrooms, library, administration, etc.), athletic facilities, and ancillary uses such as campus-related commercial, residential and research and development support services are intended on approximately 530 acres. However, use of the area west of Wueste Road, east of Otay Valley Road, by a campus is permitted, provided that the uUse of Salt Creek Canyon (including defined slopes) is limited to open space preservation, trails, passive recreation, and to biological research and educational activities in keeping with the preservation of sensitive habitat and biological species located there, as more particularly described in the MSCP Subarea Plan. The MSCP Subarea guidelines and standards applicable to development in this area shall be followed. No buildings or structures shall be permitted within Salt Creek Canyon.
- o The University Site also has secondary land use designations; the land within Villages Nine and Ten has secondary land use designations for village purposes as described in Part II, Chapter 1, Sections F9 and F10, and the area west of Wueste Road, east of Otay Valley Road, has a secondary designation as open space. This area may be developed for university purposes at any time. This area may be developed for said secondary land uses only after the development of "Western Phases I, II and III", as identified in the Otay Ranch Phasing Plan, has been completed. Completion of such development for purposes of this requirement shall be deemed to be the issuance of building permits for 75% of the residential units in Phase I through III.
- o The processing of university development plan shall include an analysis of compatibility with adjacent villages, conformance with all public facility plans, including parks, and consistency with the MSCP Subara Plan and RMP.
- o The campus "core" shall be located in proximity and linked to the adjacent Unversity Village Town Center, establishing continuity of urban form, density and grid street network. A "permeable" edge between the campus and Town Center shall be established.
- o The campus core shall be linked with the transit center established within the Town Center.

- o Individual research institutes that may be distributed throughout the university site and/or as an interface with the adjacent Town Center, Eastern Urban Center, and Regional Technology Park.
- o Greenway linkages shall be established between the university campus and surrounding open space areas.

Section E

Implementation

1. Introduction

This GDP/SRP will be implemented through the P-C (Planned Community) zoning in the City of Chula Vista or Specific Plan zoning in the County. A Sectional Planning Area (SPA) Plan for areas in Chula Vista will be prepared to provide detailed design and development criteria. A Specific Plan for unincorporated areas will provide detailed design and development criteria. Any zoning, SPA, or Specific Plan subsequently adopted for Otay Ranch must be consistent with this GDP/SRP, and the General Plan of the applicable jurisdiction.

This GDP/SRP will be used to evaluate development applications within Otay Ranch. This GDP/SRP will also be used by applicants to guide responses to changing market conditions, economic considerations and environmental research throughout the implementation period of the plan.

- o SPAs are required for all areas within the Otay Ranch GDP/SRP¹.
- o Each village must be master-planned as a unit, except the Inverted "L", the Ranch House property, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center Planning Area 12, which may have their own SPA Plan approved prior to development of the particular area.
- o More than one village or planning area may be combined within a single SPA; and should demonstrate a logical connection.

a. SPA Requirements

While the GDP/SRP establishes plan goals, objectives and policies for the land use, open space, circulation, recreation, and other components of the community, the SPA level of planning will provide:

- o Detailed development/site utilization plans, including site, landscape, and grading plans at or near a tentative tract map level of detail. Grading plans must include slope ratios and spot elevations in areas of manufactured slopes. A tentative tract map(s) may be processed concurrently.
- o Land uses and acreages for parks, open space, schools, public/ community purpose facilities, and residential uses

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Except Planning Area 19, if processed in the County of San Diego.

- (including lot lines, lot size, number of units, density, and parking).
- o Physical features and easements, including transit reservation/ dedication must be Identified.
- o Standards for planned public and private streets.
- o Development standards and detailed design guidelines, including typical building elevations for each type of structure, typical floor plans, structure, location, permitted uses, lot coverage, height and bulk requirements.
- o Demonstrated conformance with the guidelines and policies of the GDP/SRP.
- o A facility financing and phasing plan, as required in the Growth Management Chapter (Part II, Chapter 9).
- o Environmental/EIR/RMP requirements or conditions.
- o Additional studies required In some planning areas by the GDP/SRP as set forth in Section F of this document.
- b. Otay Ranch Design Plan Requirements
- The Otay Ranch is envisioned as an integrated community made up of three parcels, each of which may have a separate and unique identity. Within this framework, villages are planned which will also have an individual sense of place. An overall Otay Ranch Design Plan shall be prepared concurrent with the consideration of the first SPA. The plan shall address the design continuity for the Ranch and contain the following:
 - The overall design concept for the three parcels, indicating unifying elements for public rights-of-way, and addressing whether the parcels are intended to be distinct, or linked through design treatments.
 - A schematic design for the arterial road system and scenic corridors, including land configurations and schematic landscape treatments for parkways, buffers and medians. Scenic highways should be addressed.
 - A landform grading guideline section shall be prepared to guide grading design in areas adjacent to or within sensitive areas as identified in Section F of this document.
 - Identification of the locational signage concept, including the use of common Otay Ranch signage, and private signage.
 - Establish special design guidelines for grading, landscaping and architecture for areas visible from within Salt Creek, the Otay River Valley and Upper and Lower Otay Lakes.

c. Village Design Plan Requirements

The village concept is the heart of the Otay Ranch community vision. In order to fully implement the villages of the Otay Ranch community throughout the 30+ years of project implementation, special design considerations will be required in the form of Village Design Plans:

- The Village Design Plan shall be a stand-alone document adopted concurrent with SPA approval, by the jurisdiction responsible for plan review. Should more than one village be included within a SPA, the design plan shall be site-specific to each village.
- o For each village, a Village Design Plan shall be developed to delineate the intended identity of the village. This design plan shall include the following minimum components to demonstrate the character, sense of place, pedestrian orientation, and transit orientation of the village core:

Identity and Theme: Establishment of village identity, considering the natural setting, unique topographic features, architectural and landscape treatments, community orientation (e.g., golf, retirement, family, etc.), village form (e.g., main street, town square), land use patterns, lifestyle factors, circulation orientation, and other characteristics such as proximity to the university or the EUC. This should consist of descriptive text and a site analysis exhibit.

GDP/SRP Compliance: Discussion, by topic, of compliance with village policies identified in the Land Use Section of this document.

Village Design Guidelines: Design guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall be village-specific, addressing specific unique conditions, including:

Landscape and Streetscape Guidelines

- Landscape themes shall be used to define village character and blend with adjacent existing development.
- A preponderance of naturalizing and native plantings shall be integrated into revegetation plans for manufactured slopes adjacent to open space areas.

A Signage Program for Key Village and Community Signs

• Signage shall be controlled and designed to fit In the pedestrian environment.

Site Planning, Grading, Architectural and Lighting Guidelines

- Walls, including acoustical barriers, shall be integrated into the architectural theme and scale of the village.
- Scale and architectural treatments (i.e., roof lines, building materials) of all residential and non-residential village buildings shall be diverse and yet compatible.
- Architectural colors for development adjacent to open space areas shall incorporate natural tones and shades.

Special Visual Studies

(for areas identified in Section F, and elsewhere, as identified by the appropriate jurisdiction)

- Buffer and/or transition techniques should be developed which deal with the transition between different villages within and outside of the proposed project.
- View corridors shall be integrated at the terminus or periodically along the length of streets paralleling or intersecting undeveloped open space.
- Buffer techniques shall be developed to address transitions between villages and incompatible land uses to minimize visual impacts.

Village Core Concept: Design guidelines for the Village Core include:

- A village core design <u>concept</u> plan graphic illustration shall be prepared which identifies the landscape concept, plaza spaces, village core park relationship, and linkages to regional open space (as appropriate) and adjacent villages. The concept plan should identify special setback conditions and treatments, on-street parking, parking lots, and transit linkages.
- Typical building elevations for commercial and residential shall be provided, identifying the intended character, scale and proportion, massing, compatibility with the surroundings and building materials.
- Demonstrate the adequate intensity of the village core, with the intention of supporting the pedestrian orientation.
- A design review process should be identified as part of the SPA submittal.

d. Other Planning Area Plan Requirements

Guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall address specific site conditions.

o Landscape and streetscape guidelines

- o Parking lot landscaping guidelines should be delineated.
- o A Village Signage Program
- o Site planning, grading, architectural, and lighting guidelines
- o Special visual studies and recommendations for areas as identified in Section F, and elsewhere as identified by the appropriate jurisdiction.

e. Design Review

A design review process shall be provided with SPA submittal for implementation of the Design Plan.

2. Implementation Mechanisms

a. Consistency with GDP/SRP Land Use Map

SPA/Specific Plans shall be consistent with the GDP/SRP Plan. Consistency of village core location, total number of units, balance of density, etc., will be evaluated by the following criteria:

- o Total land use acres for each individual village may not vary by greater than 15% of the designated acres as indicated on the overall project summary table of this GDP/SRP, except for reasons of environment/wildlife corridor reservations.
- o Acres of mixed-use and medium-high or high density residential uses for a village may not exceed the GDP/SRP specified acres as indicated on the overall project summary table of this GDP/SRP, except as permitted by transfer, as set forth below.
- o Units may be moved between villages in response to the location of major public facilities (i.e., schools).
- o The total number of units within a village shall not exceed the total number of units as indicated on the Overall Project Summary Table of this GDP/SRP for that village.
- o If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.
- o The Otay Ranch Design Plan shall be accepted prior to or concurrent with the approval of the first SPA, and shall be subject to review and approval by the City of Chula Vista and the County of San Diego.
- o Village Design Plan shall be subject to review and approval concurrent with SPA approval, by the responsible jurisdiction.
- o Design Plans shall be prepared for Industrial, Freeway Commercial areas and the Eastern Urban Center (EUC). These design plans shall delineate the intended character and design guidelines for these land use components.

b. Design Calculation

Densities within each land use category are expressed as a maximum² number of dwelling units by planning area, as shown on the Project Summary Table. The densities are calculated to create villages, which foster a lifestyle conducive to pedestrian-friendly design principles. The Chula Vista General Plan contains a "Village" or "V" designator for the low-medium land use category to accommodate the densities associated with this type of design.

e. Density Transfer

At future planning levels, the transfer of dwelling units within each village may be permitted between neighborhoods and land uses, so long as the following criteria are met:

- o Densities may not be transferred between villages.
- o The total number of units allocated for a particular village is not exceeded, except as provided for below.
- o The maximum density for the particular land use category is not exceeded, except as provided for below.
- o The planned identity of the village is preserved, including the creation of the pedestrian friendly and transit oriented environment.
- O Density may not be transferred from regional open space, such as the Otay Valley Regional Park or the San Ysidro Mountain Regional Park.
- o Density from neighborhood park sites will be permitted in the calculation of the overall number of dwelling units in a village, provided the total number of units does not increase.
- o If Community Purpose Facility (CPF) land uses are moved from one village to another, the land not utilized for CPF may revert to the underlying land use established for the core area, so long as the amount of land is not greater than 50% of the total designated for CPF, and the multi-family area of the village to which the CPF was transferred is reduced by a like amount. Transfers of CPF land uses shall be within the same phase.
- o If a school site must be moved from one village to another, the land not utilized for a school facility reverts to the underlying land

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Typically, land use jurisdictions express density as a range. The Otay Ranch GDP/SRP Land Use Plan expressly varies from this practice by stating density as a maximum, or total, number of dwelling units. The comprehensive plan for Otay Ranch, including facility and service analyses, assumes that the maximum or total density will be achieved.

- use and the total number of units permitted within the village is adjusted accordingly.
- o Where development areas must be moved due to sensitive environmental factors, the transfer must meet the following criteria:
 - Units must remain in the same land use category (e.g., single-family units remain single-family).
 - Parkland may only be converted to open space uses, and a new park site must be designated in an area without environmental constraints.
 - Mixed-use areas may move to a residential area and units may be transferred, so long as the balance of housing types remains the same.
 - If the development area is diminished due to the identification of environmental factors located between villages, the number of units assigned to that area may be transferred to other areas of that village.

12. Planning Area 12 - Eastern Urban Center/Freeway Commercial

a. Planning Area 12 Setting

Planning Area 12 is approximately 418 424370 420 acres in size and is located in the center of the Otay Valley Parcel. It contains both the Eastern Urban Center (EUC) and the Freeway Commercial (FC) areas. The topography in this area consists of several broad knolls. Planning Area 12 is positioned at the center of the Otay Ranch community, where three major circulation systems converge. These three systems include the open space network, the proposed SR-125 highway and the proposed light rail transit system bus rapid transit system.

Open Space and Habitat: This prominent site will be visible from many of the developed portions of the ranch. The area has been extensively farmed and is therefore devoid of sensitive habitat.

Land Use: The area is currently surrounded by vacant farm land and will be surrounded by Otay Ranch villages. SR-125 is proposed to form the western boundary of Planning Area 12.

Visual: Planning Area 12 is situated along the higher elevations of SR-125. Therefore, it commands views in all directions of the mountains and the ocean.

Relationship to Other Otay Ranch Villages: Planning Area 12 is located adjacent to SR-125 on its western edge. It is west of Village 11 and Village Ten, and, north of Village Nine, and northwest of the planned university. This is the central commercial and office node for the entire Otay Ranch and will be physically linked with all other villages.

b. Eastern Urban Center Description

The EUC is an urban center, serving regional commercial, financial, <u>residential</u>, professional, entertainment, and cultural needs. This prime location is designated as the Eastern Urban Center to announce its role as the heart of the eastern territories in South San Diego County. The center will be a viable and intense mixture of uses that will act as a magnetic downtown, drawing residents, visitors and businesses. <u>Surrounding land uses in the adjacent Village Nine</u>, particulary its town center; the <u>University Campus</u>; Regional Technology Park; and the Freeway <u>Commercial area are expected to relate closely to the EUC</u>.

The center will be composed of buildings of varying orientations. It will contain specialty land uses, as well as shopping and entertainment uses, and uses supportive of the university campus. Landmark architecture will be encouraged to create a pronounced identity. An internal circulation system will provide for pedestrians, bus and trolley bus rapid transit connections. This system will provide efficient access throughout the Eastern Urban

Center and to the ultimate <u>trolley bus rapid transit</u> line through this region.

The Eastern Urban Center contains:

- o <u>2,332 4,015</u> multi-family high density residential units. <u>Including 475 units within mixed use residential In the Freeway Commercial area</u>.
- o Build-out population of approximately 5,94711,449 10,359
- o Regional and specialty shopping complex
- o Multi-Use Cultural Arts Facility (including civic arts/theaters and museums)
- o Regional Purpose Facilities
- o Neighborhood Local Pparks
- o Business Parks
- o Visitor Commercial
- o Transit station
- o An Elementary School and a High School
- o Community Park
- o Urban Open Space Corridor
- Library and Civic Facilities
- Fire Station
- o Affordable Housing

Planning Area 12 (EUC & FC)														
Use	Dwelling Units				Acreage									
	°F.	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'm1.	Uni.	Open Sp.	Art	rotal	Approx. Pop.
EUC**		2, 22	2,332	35.6	65.5	45.0	8.3	10.0			12 °	19.5	161.1	5,947
Reg. Mall									19.7				19.7	
Visitor Comm.									,				15.7	
Cultural									3.9				3.9	
Off-Low Rise/Bus.									63.0				63.0	
Off-Med/High Rise									19.7				19.7	0
EUC Subtotal		2,332	2,33	35.6	65.5	45.0	8.3	10.0	122.0		12.8	19.5	283.1	5,947
FC									110.2		3.1	11.2	134.5	
TOTAL		. 82	2,332	35.6	65.5	45.0	8.3	10.0	232.2		25.9	30.7	417.6	5,947

*Actual park size a location to be determined by Parks Master Plan at the SPA level.

** Region Mall, Visitor Commercial, Office-Low Rise Business and Office-Medium/High Rise area all uses per litted with the EUC land use designation. The characteristics and location of these subordinate uses will be defined as a total the EUC SPA plan. It is anticipated that all uses within the EUC could equate to 6,000,000 sq. ft. of total uses.

Exhibit 63 Planning Area 12 (EUC & FC) Land Use Tables

- The mix of uses shown in Exhibit 63 are respresentative of the expectations and intended character for the Eastern Urban Center. The final land use mix and distribution of uses shall be determined at the SPA planning level. Variation from the uses identified in Exhibit 63 may be approved subject to the following findings:
 - 1. The intended character and purpose of the Eastern Urban Center is maintained;
 - 2. The distribution of uses is compatible with the adopted uses in adjacent villages; and
 - 3. The viability of the Eastern Urban Center is maintained or enhanced.
- c. Eastern Urban Center Policies

EUC Character Policies:

- o The character of the EUC should be guided by the following elements:
 - Location at high point on the Otay Valley Parcel.
 - Synergism with adjacent villages, especially Village TenNine and the University.
 - 360 degree views to Point Loma and the mountains.
 - Location along transit right-of-way.
 - Centrally located transit station
- o Locate civic and regional purpose facilities in accordance with the siting criterian in the Facility Implementation Plan. The amount and size will be determined at the SPA level.
- o The floor area ratio shall permit multi-storied buildings, highrise buildings and parking structures. The exact ratio will be established at the SPA level.
- o Locate less intense land uses around the edges of the EUC and utilize landscaped buffers of varying widths to create a transition to surrounding villages.
- o Integrate commercial and residential uses to support a 24-hour environment.
- o <u>Create aProvide for neighborhood,</u> regional <u>and specialty</u> shopping, <u>complex focused on major shopping activities.</u>
- o Provide for an array of services such as financial, medical, and research-oriented facilities in office areas.

- Locate theaters and museums in prominent locations, to broaden the appeal of the EUC as a viable regional hub of cultural activity.
- Prepare a framework plan strategy for the "University Study Area" as depicted on the General Plan Land Use Map prior to or concurrently with SPA level planning for the EUC. The framework plan strategy should examine what is the appropriate size, character and function of parks, cultural facilities, community purpose facilities, roadway and pedestrian way design, and other services and amenities for the EUC. Results of the framework plan strategy shall be considered for the EUC SPA Plan.
- o The framework plan strategy should identify important facilities, land use, and servicies that should be provided in the EUC that support or complement the university and the other areas within the University Study Area. Such uses may include specialty retail, bookstores, research and business Institutes, hotels, entertainment and visitor uses, and cultural and arts facilities.

EUC Urban Design Policies:

- o Orient buildings to create a continuous facade to <u>primary</u> pedestrian spaces <u>and primary pedestrian ways</u>. Define the <u>primary pedestrian areas and ways</u> to provide a continuous pedestrian experience.
- o Emphasize an urban street scene by locating buildings at the sidewalk edge, except where creating pedestrian-oriented spaces such as patios, plazas, malls and squares.
- o Buildings fronting on streets or primary pedestrian spaces should contain uses that support pedestrian activities such as dining, retail sites and entertainment, and cultural experiences.
- o Individual buildings or building clusters should incorporate elements of art which can be viewed and experienced from adjacent public space.
- o To create vitality and excitement, activities should flow out from buildings onto public spaces (ie.g., sidewalk cafes, street vendors, sidewalk entertainment or other inviting pedestrian features).
- o Buildings should incorporate design features which complement a pedestrian scale, such as horizontal components, overhangs, facade detail, display areas, and pedestrian seating.
- o Buildings should exhibit an urban character through the use of appropriate materials, textures, and scale.

- o The scale of prominent buildings should be generally mid-rise, up to 15 stories.
- o Buildings should display qualities that are characteristic of landmark architecture.
- o Utilize streetscape amenities, such as enhanced street paving, bollards and street furnishings, to establish identity.
- Establish view corridors which focus on and connect key visual landmarks.
- o Prominantly feature major activities nodes such as transit stations, civic building and urban parks.
- o Varying, but complementary, land uses should be integrated to provide a mixed-use environment. A strong pedestrian connection should be created between uses <u>and between</u> adjacent areas within the University Study Area.
- o Encourage a mixture of land uses particularly where structures front a pedestrian plaza or urban park.
- o A variety of uses, including residential, should be incorporated within a single structure where feasible.
- o The circulation system should minimize conflict with the pedestrian system.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 17.8 for approximately 34 acres of local parks in the EUC. The EUC will contain 45 provide sufficient acres of area for neighborhood local parks/town squares and plazas, a community park (combined), or other park facilities to meet its needs onsite, as required by an EUC Parks Master Plan prepared as part of the SPA Plan. The SPA-level Parks Master Plan shall be guidedconsider bythe needs and standards identified in the framework plan strategy prepared for the "University Study Area", which may include variations from conventional parkland standards.

The following policies shall guide the design of parks and open spaces in the Eastern Urban Center and shall be further refined by the SPA-Level Parks Master Plan:

- o A neighborhood park may be constructed contiguous to or separate from the community park.
- Incorporate a pedestrian open space/trail corridor (average 20075 feet wide) across the EUC which connects to Wolf Canyon and Salt Creek. This corridor will create a strong east/west open space system and reflect differing characteristics as it moves through Otay Ranch. This corridor will be further defined by the overall Ranch Design Plan.

- o The average width of the open space/trail corridor shall be calculated from one edge of the village to the other.
- o Provide a network of pedestrian spaces, plazas, malls, promenades, and squares to create a pedestrian oriented environment. The amount of credit towards satsifying park area requirements for these amenities shall be determined in the EUC Parks Master Plan.
- o Individual building and building clusters should integrate pedestrian plazas with the overall pedestrian system.
 - Pedestrian plazas should incorporate fountains or artistic features as a visual focus.

Other Eastern Urban Center Policies

o Transit line rights-of-way and trolley bus rapid transit stops/stations shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within the EUC-and Freeway Commercial area.

Freeway Commercial Policies:

- o This category includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial and regionally oriented retail commercial
- o The freeway-oriented commercial area shall include uses such as: an auto center, membership commercial, wholesale or discount outlets department stores, regional mall/lifestyle center, eating and drinking establishments, movie theaters, fitness clubs, and other uses which require benefit from direct freeway exposure, and strengthen its relationship and linkages to the EUC and University Campus and University Village to the south.
- o Develop a signage and graphic program at the SPA level.
- o Reserve a park-and-ride at the transit stop—at the northeast intersection of Birch Road and SR 125 along the west side of Eastlake Parkway.
- o This category also Includees a mixed use residential development area containing 475 multi-family units on approximately 30 acres.
- o Build-out population of approximately 1,225.

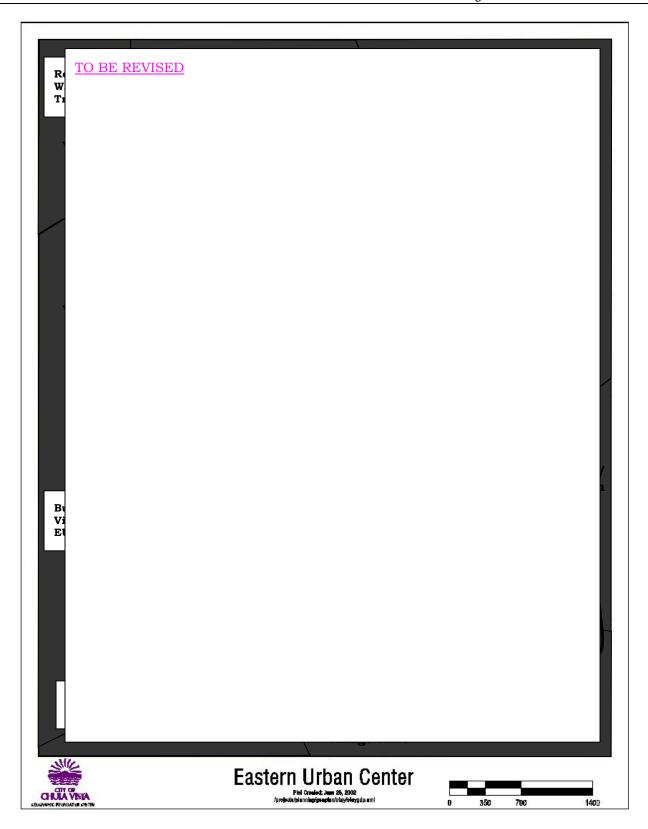


Exhibit 64a Planning Area 12 EUC Land Use Map

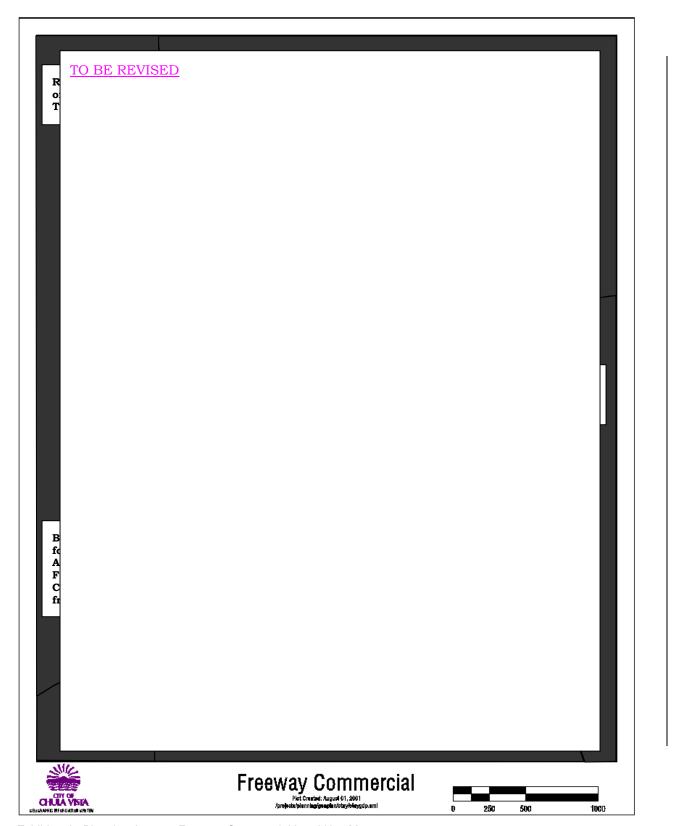


Exhibit 64b Planning Area 12 Freeway Commercial Land Use Map

17. San Ysidro East Rural Estate Area (Planning Area 17)

a. San Ysidro East Rural Estate Area Setting

The San Ysidro East Rural Estate Area is comprised of approximately 1,611 acres, including the open space area between Little and Big Cedar Canyons. The area is located on a topographically varied mesa in the southeastern corner of Otay Ranch. The area lies just south of the intersections of Otay Lakes Road and Highway 94.

Open Space and Habitat: Several deep stream beds cross the site, containing significant rare vegetation, including Engleman Oak, Tecate Cypress and wetland vegetation. A large portion of the area has been disturbed by years of grazing activity, resulting in large areas of coastal sage scrub. However, due to higher elevations in this area, few gnatcatchers have been found.

Land Use: The property surrounding this area is undeveloped open space and farm land, except the Thousand Trails campground at the mouth of Big Cedar Canyon. The BLM controls the land south of the area and it is anticipated to remain in open space.

Visual: There are numerous views of the surrounding mountains, including Otay Mountain, Callahan Mountain and Tecate Mountain. Many areas also have views into steep canyons or across the broad Jamul Valley.

Relationship to Other Villages: This area relates to the San Ysidro West Village for village core services, including commercial, school and recreation. Otherwise, this large lot rural area remains distant from other parts of Otay Ranch.

b. San Ysidro East Rural Estate Area Description

The San Ysidro East Rural Estate Area contains ranch sites considerably larger and more rural than elsewhere in Otay Ranch. This area is a special, rural low-density residential area, creating a casual living environment. Development areas are in the least sensitive locations. The land use plan will be refined after additional topographic and environmental work is completed at the Homesites will be specifically designed with consideration of environmental and visual factors. Since the San Ysidro East Rural Estate Area will be a low-density residential area, it is not anticipated that a village core is needed. complementary pattern of 4-, 6- and 8-acre average size lots are planned. These lots will extend over restricted open space area but home development will be confined to unrestricted areas. The average lot sizes increase as the topography becomes more rugged. The terrain is generally more gentle in the north and steeper toward the south.

The San Ysidro East Rural Estate Area contains:

o 296 single-family residential dwelling units

Planning Area 17 (San Ysidro Rural Estate Area) **Dwelling Units** Acreage Approx Use Open Pop. SF MF Total Dens Res. Park ' CPF C'ml Total Sp.** 153 323.7 287.1 610.8 490 153 0.25 105 105 299.8 0.15 397.2 697.0 336 VL 38 38 0.125 193.2 110.2 303.4 122 OTHER TOTAL 296 0.362 816.7 794.5 1,611.2 948

Build-out population of approximately 948

Exhibit 74 Planning Area 17 (San Ysidro Rural Estate Area) Land Use Table

- c. San Ysidro East Rural Estate Area Policies
- o Preserve areas of especially significant slope or resources as defined in the GDP/SRP Land Use Map and further refined by accurate topography and additional resource studies.
- o Define general building sites at the SPA level.
- o Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- o Adjust development areas based on wildlife corridor studies.
- o Prepare architectural guidelines for homes, ancillary structures, fencing, landscape and lot grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 2.8 acres of local parks in the San Ysidro East Rural Estate Area. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open space in the San Ysidro East Rural Estate Area:

- o Privately owned lots shall not extend into management preserve areas identified by the RMP.
- o Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- o Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.

^{*}The location of required community purpose facility land will be subject to review at the SPA level.

^{**}Restricted development area used in density calculations but restricted as open space. Open space totals included in the San Ysidro Mountains Parcel summary.

o Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Other San Ysidro East Rural Estate Area Policies:

- o Landform grading guidelines shall be developed as part of the Area Design Plan at the SPA level. These shall address individual lot, road and other grading, and shall encourage minimal grading in conjunction with lot development.
- o Encourage the use of split pads to minimize grading where feasible.
- o Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.
- o The provision of sewer service is precluded in Planning Area 17.

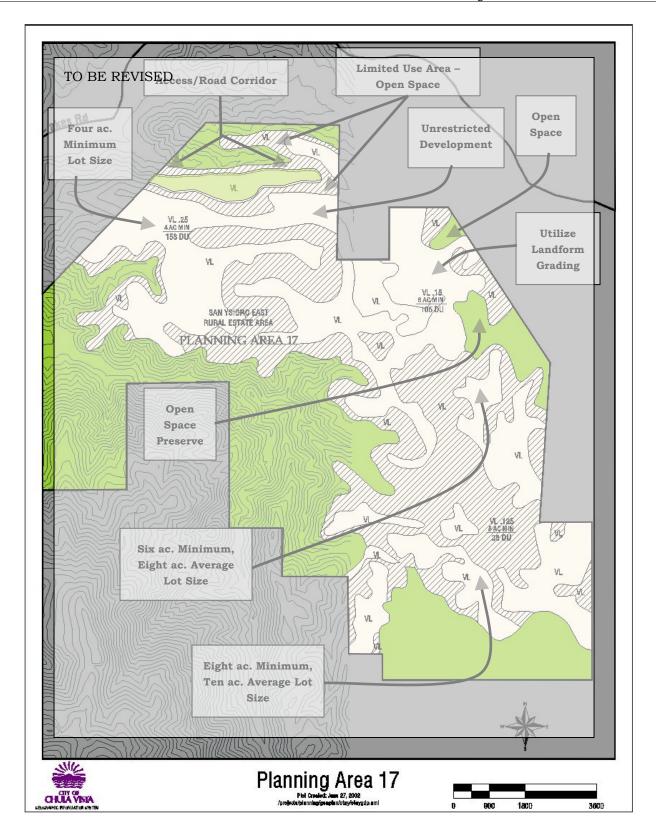


Exhibit 75 Planning Area 17 (San Ysidro East Rural Estate Area) Land Use Map

18. Industrial Planning Areas Area 18 (Mesa Industrial Area

a. Mesa Industrial Area (Planning Area 18a)

Mesa Industrial Planning Area 18 Setting

The Mesa Industrial Area Planning Area 18 is comprised of approximately 216 acres and is located adjacent to and north of Brown Field and Lone Star Road. This area is primarily in the City of San Diego and extends north to the southern top edge of the Otay River Valley. Johnson Canyon defines the eastern edge. It is the southwestern most portion of Otay Ranch. (See Otay Valley Parcel Land Use Map)

Open Space & Habitat: For years, the area has been farmed and grazed, resulting in a disturbed grassland. Vernal pools exist primarily near the rim of the valley.

Land Use: A Navy communications facility is adjacent to this area. Brown Field is southeast of the area and a farming and trucking facility is located south of the site. Just east of the site is the Donovan State Prison.

Visual: This flat site has views east to Otay Mountain and north across the Otay River Valley to Rock Mountain.

Relationship to Other Villages: This area is separated from the rest of the ranch. It relates, in character, to the industrial areas of the Mesa, in the County and City of San Diego.

Mesa Industrial Area Description

The area is planned to provide large space for light industrial uses which produce relatively low traffic volume (100 ADTs or less). Some service uses may intermingle with the industrial uses, however, no residential uses are planned. These industrial parks are planned to promote pedestrian and bicycle movement by positioning buildings closer to streets with entrances and plazas, scaled for pedestrian movement.

b. Paseo Ranchero Industrial Area (Planning Area 18b)

Paseo Ranchero Industrial Area Setting

The Paseo Ranchero Industrial Area is comprised of approximately 69.7 acres located in the southwest corner of the Otay Valley Parcel, west of Paseo Ranchero Road and north of the Otay River Valley.

Open Space & Habitat: Existing areas of coastal sage scrub and biological resources occur in some areas on the slopes of the river valley.

Land Use: The planning area is bounded on the north by the County landfill on the west by the existing Chula Vista industrial area, and on the southeast by Village Three.

Visual: Seenic values extend along Otay Valley Road to the south. There are less desirable views of existing industrial areas to the west and the landfill to the north.

Relationship to Other Villages: Village Three lies to the east. This planning area provides a transition from the existing industrial area to Otay Ranch residential villages.

	Planning Area 18a (Mesa Industrial Area)														
]	Dwellir	5			Acreage									
Use	SF	MF	Total	Dens	Res.	À	CDF		C'ml.	Ind.	Open Sp.	Art.	Total	Approx. Pop.	
I										215.8			215.8		
OTHER												Í			
T										215.8			215.8	1	

Exhibit 76 Planning Area 18a (Mesa Industrial Area) Land Use Table

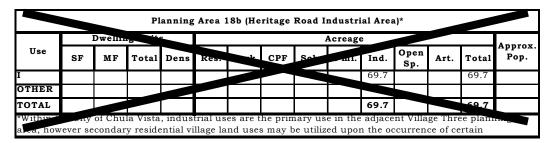


Exhibit 77 Planning Area 18a (Heritage Road Industrial Area) Land Use Table

Industrial Planning Area 18 Policies:

- o Preserve areas of significant groups of vernal pools, if present.
- o Preserve areas of steep slopes.
- Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level.
- o Prohibit inclusion of Management Preserve open space within private individual lots.
- o Develop<u>a</u> separate SPA <u>Plans Plan.</u> <u>for each industrial</u> <u>planning area.</u>
- Light and noise impacts to adjacent open space areas should be minimized.

Park and Open Space Policies:

o Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.

o Provide bikes and pedestrian paths through the area which connect to the trails of the Otay River Valley.

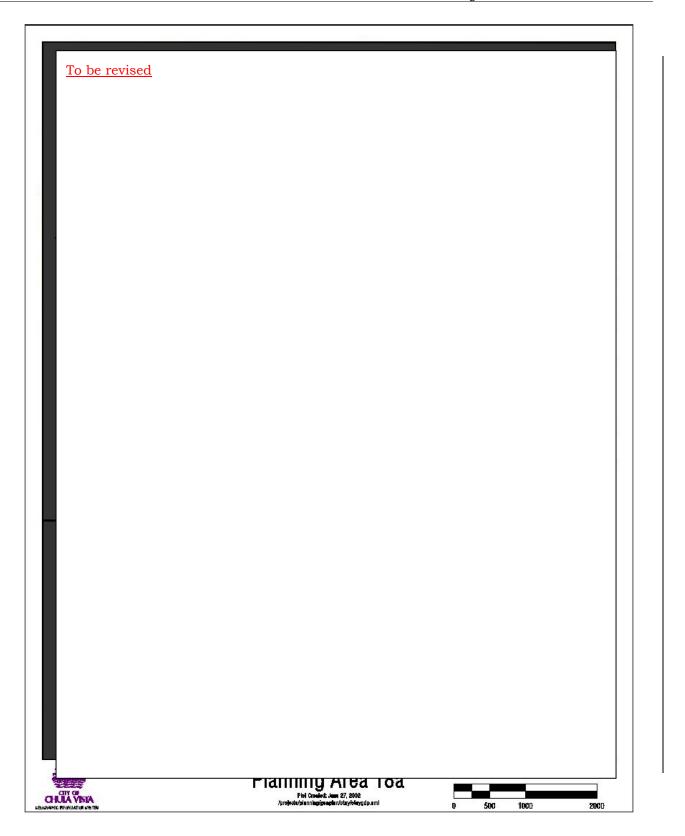


Exhibit 78a Mesa Industrial Area (Planning Area 18a) Land Use Map

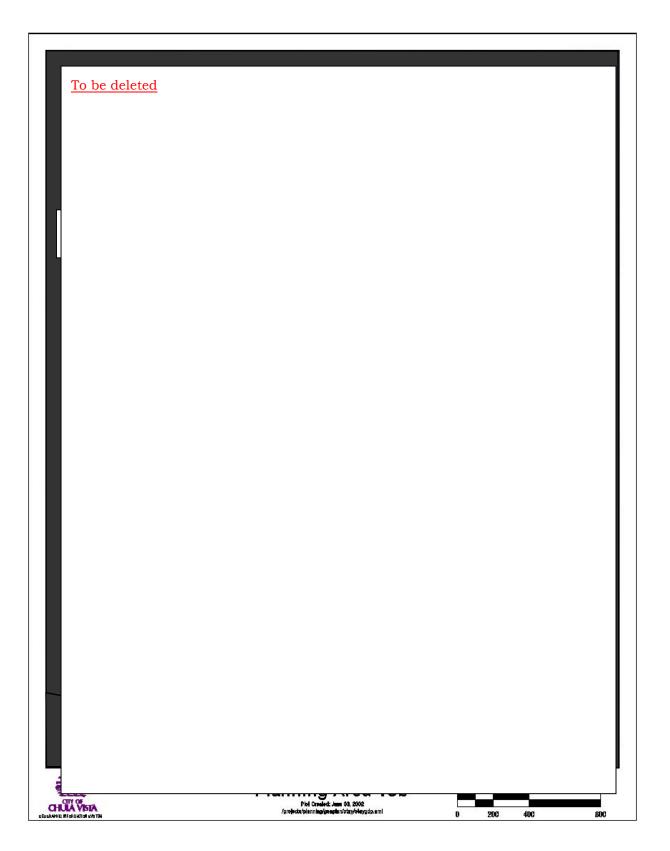


Exhibit 78b Heritage Road Industrial Area (Planning Area 18b) Land Use Map

18. Planning Area 20 (Steering Committee)

a. Planning Area 20 Setting

Planning Area 20 is comprised of approximately 240-209 acres in two large parcels located in Otay Valley. It is part of the 400 acres of active recreation area described in the Chapter 4 as part of the Otay Valley Regional Park. This area extends from Heritage Road on the west up the valley past SR-125. The Otay River splits the two parcels. Otay Mesa is located uphill to the south and Villages Three, Four, Eigth and Nine are north of the area. (See Otay Valley Parcel Land Use Map)

Open Space & Habitat: The Otay Ranch Preserve area follows the Otay Valley river channel. and the Mule Fat serub and riparian habitat along the river channel. The planning area also contains disturbed coastal sage scrub, mule fat scrub, riparian habitat, and other sensitive biological resources on the slopes of the river valley.

Land Use: The area is the site of the former Gun Club and Bird Ranch which are located on the western active recreation area. The amphetheater and a water slide park are located to the west across Heritage Road.

Visual: This flat site is above the flood plain of the Otay River and has views east up the valley to the San Ysidro Mountains to the east.

Relationship to Other Villages: This area is separated from the rest of the Otay Ranch by the Open Space Preserve. The villages of the Otay Valley Parcel are located to the north.

Planning Area 20 Description

The area is planned to provide is planned for active recreational uses that are buffered from the Otay Ranch Preserve along the Otay River.

Planning Area 20 Policies:

 Active Recreation uses shall be consistent with the Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Master Plan.

oPreserve areas of significant groups of vernal pools, if present.

- o Preserve areas of steep slopes.
- Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level.

			Pl	anning	Area	18b (He	ritage	Road I	ndustri	al Area	a)*				
		Dwei	Taits	S		Acreage									
Use	SF	MF	Total	Dens	ļ	Park	CPF	Sol	1.	Ind.	Open Sp.	Art.	Total	Approx. Pop.	
I										69.7			69.7		
OTHER															
TOTAL										69.7			69.7		
*Wit-			la Vista											7	
3 rea, hov	vever se	Andar	N deside	Hinle	l⊈age7l€	postuse	s may l	e utiliz	ed upor	n the o	ccurren	ce of ce	rtain <i>j</i>	Page 1	

- o Prohibit inclusion of Preserve open space private individual lots within open space Preserve areasprivate individual lots.
- o Develop a SPA Plans for the entire planning area.
- Light and noise impacts to adjacent open space areas should be minimized. Adjacency guidelines shall be followed consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.

Exhibit 78a Planning Area 20 Land Use Map

Exhibit 78b Planning Area 20 Land Use Map

Planning Area 20 Character:

- oThe character of this area shall be guided by the following qualities:
 - □Location adjacent to Wolf Canyon and the Otay River Valley, two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat
 - ⊟Views to Wolf Canyon and Rock Mountain and the mountains to the east
 - ∃Location isolated by significant landforms and the Otay River
 - □Identification of a specialized character of active recreation given its location adjacent to the existing amphitheatre and gateway to the Otay Valley Regional Park.

Planning Area 20 contains:

- oActive recreation uses such as a theme park, family fun center, golf, golf clubhouse and support facilities, tennis club, sport practice facilities, interpretive center, camping, RV parkLimited commercial uses/activites related to adjacent active recreation areas consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan.
- □Public and community purpose facilities
- **□**A transit stop linkage
 - **■Restaurants**, fast food service
 - □Health/fitness club, active recreation merchandising
 - **Gun Club/Shooting Range**
- ∃Link/staging area to Regional Park

Planning Area 20 Policies:

o Active Recreation uses shall be consistent with the Otay Ranch Resource Management Plan (RMP), the Chula Vista Multiple

- Species Conservation Program (MSCP) Subarea Plan, and the Otay Valley Regional Park Concept Plan.
- o Preserve areas of significant groups of vernal pools, if present.
- o Preserve areas of steep slopes.
- o Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level.
- o Prohibit inclusion of private individual lots within open space Preserve areas.
- o Develop a SPA Plans for the entire planning area.
- O Development adjacent to the preserve shall adhere to the guidelines and the policies of the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.

Park and Open Space Policies:

The following policies shall guide the design of parks and open spaces in Bird RanchPlanning Area 20:

- o Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study, Otay Ranch RMP, and Chula Vista MSCP Subarea Plan.
- o Provide bikes and pedestrian paths through the <u>least</u> <u>environmentally sensitive</u> area which <u>will</u> connect to the trails of the Otay River Valley.
- o Natural oOpen space <u>preserve</u> areas adjacent to and/or affecting the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of the development area. Natural open space character along the canyon shall be based upon the Otay Valley Regional Park Concept Plan and refined in the Village Design Plan for this village.
- o Pedestrian trails shall link the active recreation uses with the Otay Valley Regional Park.
- o An approximate 100 foot buffer and transition area shall be provided between proposed active recreation area and Active recreation and related facilities shall be designed in a manner that is sensitive to the adjacent Preserve preserve consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan. The buffer zone shall be located outside inside the development area.
- A staging area shall be provided as a gateway to the Otay River Valley Regional Park.

Other Planning Area 20 Policies:

 Design guidelines which address visual quality in the Otay Valley Regional Park Concept Plan shall apply to Bird RanchPlanning Area 20.

- Active recreation areas should be:
 - o located <u>Ii</u>n previously distrubed, non-sensitve areas
 - o accessible from existing and planned public roads to the maximum extent feasible and should avoid not Intrude intrudinge Into into the preserve
 - o clustered to minimize the edge between active recreation and sensitive resources within the Preserve
- o Public park and recreation facilities may be operated by private commercial vendors within the active recreation areas.
- o Active recreation building and landscape character <u>shall be</u> compatible with Otay Ranch Design Plan and Otay Valley Regional Park <u>conceptConcept Plan.</u>
- o Active recreation building character to shall express the historic theme of Bird Ranch and be compatibility with the Otay River Valley character Regional Park design themes.
- o Buffer parking from public viewshed along Heritage Road and east/west trail.

Planning Area 20 Character:

- o The character of this area shall be guided by the following qualities:
 - Location adjacent to Wolf Canyon and the Otay River Valley,
 two scenic canyons/corridors with undulating edge
 conditions and areas of sensitive habitat
 - Views to Wolf Canyon and Rock Mountain and the mountains to the east
 - Location isolated by significant landforms and the Otay River
 - Identification of a specialized character of active recreation given its location adjacent to the existing amphitheatre and gateway to the Otay Valley Regional Park.

Planning Area 20 contains:

- <u>o</u> Limited commercial uses/activites related to adjacent active recreation areas consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan.
- Public and community purpose facilities
- o A transit stop linkage
- o Link/staging area to Regional Park

EXHIBIT A

16. Jamul Rural Estate Area (Planning Areas 16 & 19)

a. Jamul Rural Estate Area Setting

The Jamul Rural Estate Area is comprised of approximately 1,117 acres, excluding the vast open space preserve to its south. The Rural Estate Area is located immediately south of the community of Jamul and includes a portion of Jamul. It is just to the northeast of the Proctor Valley Village. The area contains broad flat areas, as well as ridges and valleys which climb to the south as part of Callahan Mountain.

NOTE: This 20 acre area adjacent to the existing development within the community of Jamul, north of Proctor Valley Road, is designated Planning Area 19. This planning area is discussed in conjunction with Planning Area 16, within this section because of its immediate proximity to Planning Area 16, and to its relatively small size. However, unlike Planning Area 16, Planning Area 19 will not require the preparation of a SPA Plan and the area is planned for 1-acre minimum lot sizes. Graphically, Planning Area 19 is depicted in combination with Planning Area 16 on Exhibit 68.

Open Space Habitat: The northern edge of the area is defined by a broad drainage area and wetlands. The bulk of the remaining area is heavily disturbed coastal sage scrub. Sensitive plants occur in the highest elevations along the southern edge of the area.

Land Use: Developed areas north of the Rural Estates Area predominately contain one acre lots, with some as small as one half acre. The area to the east is the Daley Ranch Agricultural Preserve. The area to the south is grazing land owned by the BLM and the Otay Ranch.

Visual: Scenic values abound in the Rural Estates Area, with views to the Miguel and Jamul Mountains and Lyons Valley to the east. Pastoral views of the Daley Ranch and the Tecate Mountain are present along the eastern edge of the area.

Relationship to Other Villages: This area will rely on the Proctor Valley Village for some commercial activities. However, this area relates most strongly to the existing country town of Jamul.

b. Jamul Rural Estate Area Description

The Jamul Rural Estate Area is a rural, low-density residential community. Permitted development will be in the least sensitive locations. Plan refinement will occur after additional topographic and environmental work is completed at the SPA level. Homesites will be designed with consideration of environmental and visual factors. Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning

area. A complementary pattern of two and three acre average size lots are planned. The 2-acre average size lot (with a 2-acre minimum) will be located in the least sensitive areas where the terrain is gentle and closest to existing one acre lots. The 3-acre average lots (with a two-acre minimum) will be located in areas where terrain is more undulating.

The Jamul Rural Estate Area contains:

- o 390 single-family residential units
- o Build-out population of approximately 1,248
- o Potential Local Park

						Planning Area 16									
		- Ili	ng Unit	s		Acreage									
Use	SF	MF	Total	Dens	Res.	Park*+	CPF +	Sch.	C'ml.	Ind	Sp.**	Art.	Total	Approx. Pop.	
VL	99		99	0.5	10.						29.2		198.7	317	
VL	291		291	0.3	547.4						340.8		888.2	931	
OTHER						2	1.7					25.4	29.6		
TOTAL	390		390	0.5	7:	2.5	1.7				370.0	25.4	1,116.5	1,248	

*Part of park acreage requirement wave been allocated to community parks. Actually k size to be determined by Parks Master Plan at the context arevel.

**Restricted development area used in density calculations but restricted as open space. Open space totals include in the Property Valley Parcel summary.

+To ocation of required park and community purpose facility land will be subject to review at the SPA level.

Exhibit 71 Planning Area 16 (Jamul Rural Estate Area) Land Use Table

Planning Area 19 contains:

- o 20 single-family residential units
- o Build-out population of approximately 64

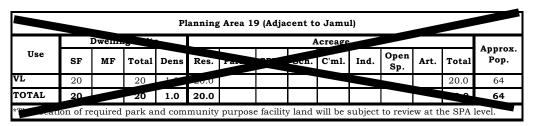


Exhibit 72 Planning Area 19 Land Use Table

c. Jamul Rural Estate Area Policies

Village Character Policies:

o Define general building sites at the SPA level.

- o Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- o Adjust development areas based on wildlife corridor studies.
- o Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 3.9 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:

- o Privately owned lots shall not extend into the management preserve identified by the RMP.
- o Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- o Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.
- o Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.
- o Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Other Jamul Rural Estate Policies:

- o Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.
- o Encourage the use of split pads to minimize grading, where feasible.
- o Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.
- o The provision of sewer service is not precluded in Planning Areas 16 and 19.

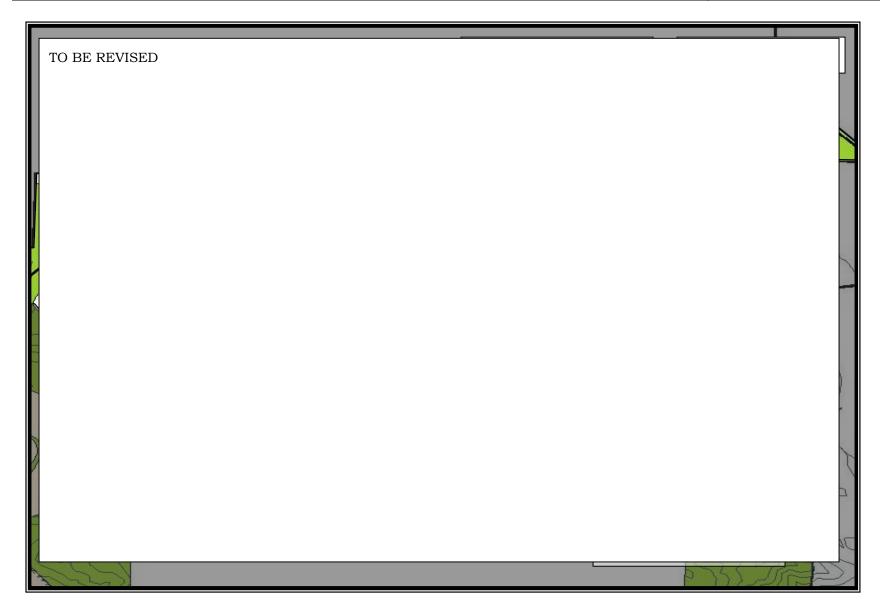


Exhibit 73 Jamul Rural Estate Area Land Use Map (Planning Area 16 and Planning Area 19

Section F

Village Descriptions and Policies

Introduction

The purpose of this section is to establish policies and implementation measures distinct to each planning area. policies reflect the unique aspects of each village based on its physical attributes and location within the overall community. All policies identified in Section D apply to each Otay Ranch village. Additional requirements are identified in Section Implementation.

1. Village One

a. Village One Setting

Village One is comprised of approximately 1,054 acres located in the northwest corner of the Otay Valley Parcel, south of Telegraph Canyon Road between the Sunbow Planned Community and - La Media Road. Telegraph Canyon is a broad, flat canyon to the north and Poggi Canyon is a steeper canyon to the south. Village One is located on a broad mesa, climbing gently from west to east.

Open Space and Habitat: The southern edge of the village consists of the undulating slopes of Poggi Canyon. Due to farming on the Otay Valley Parcel, the natural habitat of the canyon contains varying levels of sensitivity, with areas of significant coastal sage scrub habitat on the western edges of the The canyon edge consists of three conditions: significant habitat and slope; (2) degraded habitat and slope; and (3) no habitat with slope (see GDP/SRP Land Use Map).

Land Use: Surrounding land uses include a medical center and the planned community of Sunbow to the west of the village, Southwestern College and existing residential neighborhoods to the north, and Villages Five and Two to the east and south.

A portion of Village One is located immediately adjacent to the community of Sunbow, and is separated from the core of Village One by Heritage Road.

Visual: Scenic values extend along Telegraph Canyon Road and Olympic Parkway, identified in the GDP/SRP as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east.

Relationship to Other Otay Ranch Villages: Village One is located west of Village Five, across La Media Road. This close relationship presents an opportunity to create a positive synergism between the two villages.

b. Village One Description

Village One is an Urban Village containing a centralized village core featuring a mixed-use development adjacent to a transit station. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village One contains:

- A maximum of 2,454 single-family residential units
- A maximum of 1,522 multi-family residential units
- Build-out population of approximately 11,743
- A village core area including:
 - An elementary school
 - Transit stop and shelter, parking, bus turnout
 - Future transit right-of-way
 - Mixed Use area
 - Public and community purpose facilities
 - Multi-family residential
 - Three Neighborhood Parks
 - Affordable Housing

						Vil	lage Or	ıe								
		ellin	g Unit	S		Acreage										
Use	SF	MF	Tou	Dens	Res.	Park**	CPF	Sch.	C'ml.	Ind	Sp.	Art.	Total	Approx. Pop.		
LMV	1,314		1,314	4.0	322	9.7*							328.6	4,205		
MU						10.	13.4		11.4				34.8			
MH		1,566	1,566	18.0	87.0			10.0					97.0	3,993		
LM	845		845	4.0	211 °								211.2	2,712		
OTHER											264.8	46.5	311.3			
TOTAL	2,159	1,566	2	5.9	626.8	10.0	13.4	10.0	11.4		20.	46.5	982.9	10,910		
*Neighbor						ial acrea	0	nmunit	y parks	. Actu	al park	size to	be deta	ined		

Exhibit 38 Village One Land Use Table

rks Master Plan at the SPA level.

Village One Policies c.

Village Character Policies:

- The village character should be guided by the following qualities:
 - Location between two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
 - Linkage and compatibility with Village Five.

- Views of the surrounding mountains to the northeast and east.
- Location along a proposed transit line.
- The area west of Heritage Road shall be compatible with the adjacent Sunbow development. The identity of this area should reflect the proximity to Sunbow, and may differ from the identity of the remainder of the village.

Village Core Policies:

Village One will be developed in the initial phases of the Otay Ranch project. — Therefore, the village core identity and form is based upon a traditional "main street" character, with multi-village retail serving at one end as an anchor, and a community purpose facility or public use anchoring the other.

- The main street theme shall organize commercial, office and public/quasi-public uses in a linear fashion along a small scaled, tree-lined street with parking on both sides. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, patios and similar spaces will provide pedestrian access from rear parking areas to the front entrances.
- Transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tenative Map level.
- The number of units identified in the village core is a minimum and may not be reduced.
- A transit stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- Some services for users outside the village may be provided in the village core.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents local park standard would result in the development of 32.7 acres of local parks in To satisfy this requirement, 23.1 acres of neighborhood park are planned in Village One. The remaining obligation is satisfied through the provision of community parks in Village Four. (See Chapter 4, Parks, Recreation and Open Space concerning the distribution of local park acreage.)

- Significant coastal sage scrub habitat shall be preserved along the western portion of Poggi Canyon west of Heritage Road between Olympic Parkway and the proposed development.
- Natural open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the concept developed in the

- Overall Ranch Design Plan (requirements set forth in Section E, Implementation) and refined in the Village Design Plan for this village.
- o Setbacks and landscaping shall be provided along Telegraph Canyon Road/Poggi Canyon in keeping with open space scenic corridor guidelines which will be developed in the Overall Ranch Design Plan.

Other Village One Policies:

- o A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Telegraph Canyon Road to the western portion of Poggi Canyon. The analysis shall show the natural grade of the area and the topography after grading.
- o Landform grading guidelines for the area along Poggi Canyon and Telegraph Canyon Road shall be developed as part of the Village Design Plan at the SPA level. These guidelines shall apply to areas adjacent to natural open space.
- o Linkages with Village Two should be identified to coordinate access needs.
- o An alignment study shall be prepared prior to or concurrent with the SPA for Village One, delineating the transit route from I-805 through Villages One and Five.

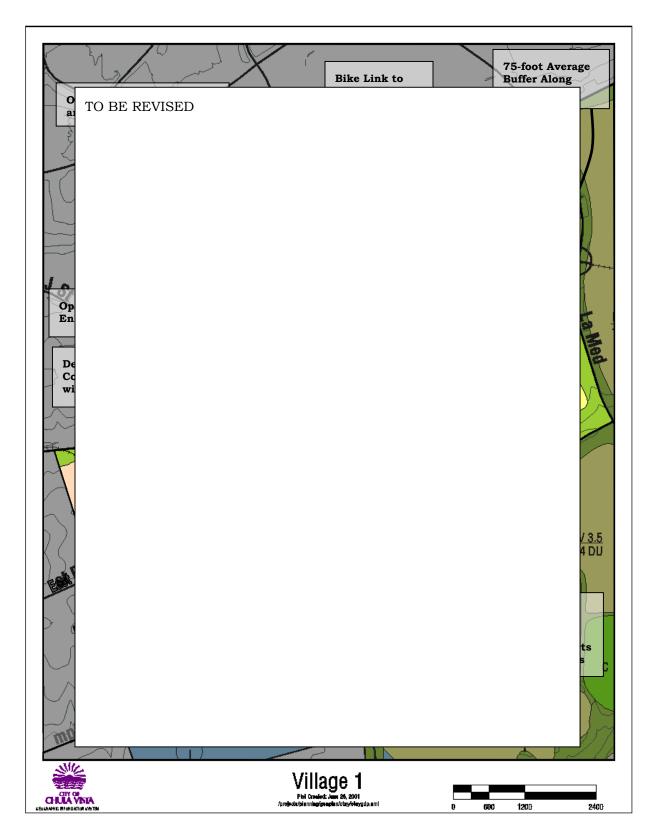


Exhibit 39 Village One Land Use Map

10. <u>University Campus (formerly Village Ten)</u>

a. Village Ten Setting

Village Ten University Campus is approximately 270 530 acres located in the eastern portion of the Otay Valley Parcel, between the Eastern Urban Center and Salt Creek. The site is characterized by a broad mesa with slopes along the eastern boundary leading down to Salt Creek.

Open Space and Habitat: Village Ten University Campus is located adjacent to the steep slopes and habitat of Salt Creek.

Land Use: Village Ten University Campus is located on the eastern edge of the Otay Valley Parcel. This site is surrounded by vacant farm land and native habitat. Surrounding uses include Villages Eleven and Nine to the north and south, the Eastern Urban Center to the north and west, and the ARCO/U.S. Olympic Training Center across Salt Creek to the east. Lower Otay Lake lies to the east across the ridge which borders the Salt Creek corridor.

Visual: Scenic values extend along Salt Creek. The village University Campus contains views to Rock Mountain and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Ten University Campus is located immediately south and east of the Eastern Urban Center and Village Nine. Village Eleven is located to the north, and Village Nine is located to the southwest. Main Street separates a portion of Village Ten from its village core. It Is Intended to relate strongly to Village Nine, which will provide the primary gateway to the university. A seemless transition In function, urban form and scale and circulation should exist between the campus and the Village Nine Town Center.

b. Village Ten University Campus Description

The primary IL and use for Village Ten University Campus is designated as a four-year Uuniversity. Part II, Chapter 1, Section D describes this land use in more detail. The intent of the GDP is to reserve-provide a site for a full scale university within the Otay Ranch. The GDP reserves the land for a university for a period of time dependent on the phasing. Also see Part II, Chapter 9, Section B for phasing policies. The secondary land use for Village Ten consists of an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Ten contains:

- o A maximum of 669 single-family residential units
- o A maximum of 170 multi-family residential units
- o Build-out population of approximately 2,574

- o A Community Park
- o A village core area containing:
 - Commercial uses in a mixed use setting
 - Public and community purpose facilities
 - A transit stop
 - An elementary school
 - Multi-family residential
 - Neighborhood Park
 - A Town Square/Village Green/Main Street
 - Affordable Housing

					Villa	age Ter	ı (Resi	dentia	a1)**						
		wellin	ıg Uni	ts		Acreage									
Use	SF	МF	Ĺ	Dens	Res.	Park*	CPF*	Sch.	C'm1.	Uni.	Oper	Art.	Total	Approx. Pop.	
М	257		257	٥.	42.9								42.9	824	
M U						6.7	3.6		0.0				13.3		
мн		170	170	14.5	11.7			0.0					21.7	433	
LMV	412		412	4.5	91.5								91.5	1,318	
СР						48.0							28.0		
OTHER											56.7	15.1	71.8		
TOTAL	669	170	9.	5.7	#####	34.7	3.6	10.0	3.0		7	15.1	#####	2,574	

*Actual park size to e determined by Parks Master Plan at the SPA level. Actual Crossreage will be determined once SPA level.

**Viller ren has a primary land use designation of University, as depicted on the following table, and a secondary land use designation of residential as depicted in this table.

Exhibit 58a Village Ten Land Use Table (Residential)

					Vi11	age Ter	ı (Univ	ersity	7)*							
		elli	ng Uni	ts		Acreage										
Use	SF	MF	Тос	Dens	Res.	Park	CPF	Sch.	C'm1.	Uni	Sp.	Art.	Total	Approx. Pop.		
М													1			
МU																
мн																
LMV																
СР																
OTHER										269.2			269.2			
TOTAL										#####			"###			
*Villa Land use					designat s depict			J /		ed in t	his tab	le, and	la sec	TV		

Exhibit 58b Village Ten Land Use Table (University)

1						Uni	versit	у*								
	D	wellir	ıg Unit	ts		Acreage										
Use	SF		Total	Dens	Res.	Park	CPF	Sch.	C'm1.	Uni.	Open	٠.٠	Total	Approx. Pop.		
LMV																
M U																
MН								<								
L																
UNIVERSITY										00-	637.1		1270.2			
TOTAL		1	1 1		4 10	06				#####	#####		270.2	111		
*DE OO O Ont		_									_		he remai	nder a		

Adopted October 28, Amended November

c. Village Ten University Campus Policies

Character Village Policies:

- The village University Campus character should be guided by the following qualities:
 - Location adjacent to the Salt Creek corridor.
 - High intensity of the village land uses. Establish a traditional university campus or alternatively a multi-linstitutional teaching center that consists of a partnership or consortium of colleges, universities, and/or research linstitutes that share land and facilities.
 - Complementary relationship and compatibility with the <u>adjacent Village Nine Town Center and the Eastern Urban</u> Center, especially <u>its-their</u> residential <u>and other supporting</u> <u>land use</u> components, <u>and the Regional Technology Park</u>.
 - Views to Rock Mountain, the Otay River Valley, and the San Ysidro Mountains to the east.

<u>University uses and buildings linked and unified through a system of plazas, pathways, circulation corridors, recreational areas and open spaces.</u>

Flexibility In the delineation of uses within and adjacent to the campus core to facilitate Intermingling of land uses.

<u>Private research Hinstitues or other enterprises that</u> support or relate to the function of the university.

Allow a consortium of colleges, universitites, and/or research linstitutes with the University and lin adjoining areas.

Village Core Policies:

o The village core should be located near the western village boundary in order to provide some community services for the residents of the Eastern Urban Center.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 7.7 acres of local parks in Village Ten. To satisfy this requirement, 6.7 acres of neighborhood parks/town square are planned, in addition to a 28 acre community park. The following policies shall guide the design of parks and open spaces in Village TenUniversity Campus:

The community park—design of the university campus should provide a strong link with the adjacent regional open space through the use of neighborhood and regional—trail connections. Location of the community park is subject to a feasibility study at the SPA level.

- Natural oOpen space preserve areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots adjacent to Village Ten-University Campus shall be conserved in accordance with the Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- O Development adjacent to the preserve shall adhere to the guidelines inof the the Otay Ranch RMPMSCP Subare Plan and Chula Vista MSCP Subarea Planthe Otay Ranch Resource Management Plan Phases 1 and 2.
- Natural open space character along the eanyon Otay River Valley and Salt Creek shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- Lot lines and grading shall not extend into open space preserve areas without appropriate environmental review.
 Modifications to the preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan policies.
- Setbacks and landscaping shall be provided along Main Street in keeping with open space scenic corridor guidelines in the Overall Ranch DesignPlan (requirements set forth in Section E, Implementation).
- o Community park grading shall not extend into the Salt Creek Open Space Preserve area.
- o Pedestrian trails shall link the <u>village campus</u> with the Otay Valley Regional Park.

Other Village Ten University Campus Policies:

- o Contour grading shall be required should be maintained adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be should be further refined in the Village University Campus Design Plan at the SPA level.
- o Design guidelines which address the visual quality of <u>campus</u> development adjacent to Salt Creek shall be <u>included in the Overall Ranch Design Plan</u>, and further refined in the <u>Village Design Plan</u> for <u>Village TenUniversity Campus</u>.
- o Although the village is not located along the light rail transit route, The campus "core" shall be linked to the planned bus rapid transit system by a transit stop center shall be located within the adjacent Village Nine town center. The approximately locatedgeneral location of the transit center shall be determined at the SPA level and will be conditioned for dedication at the Tentative Map level.

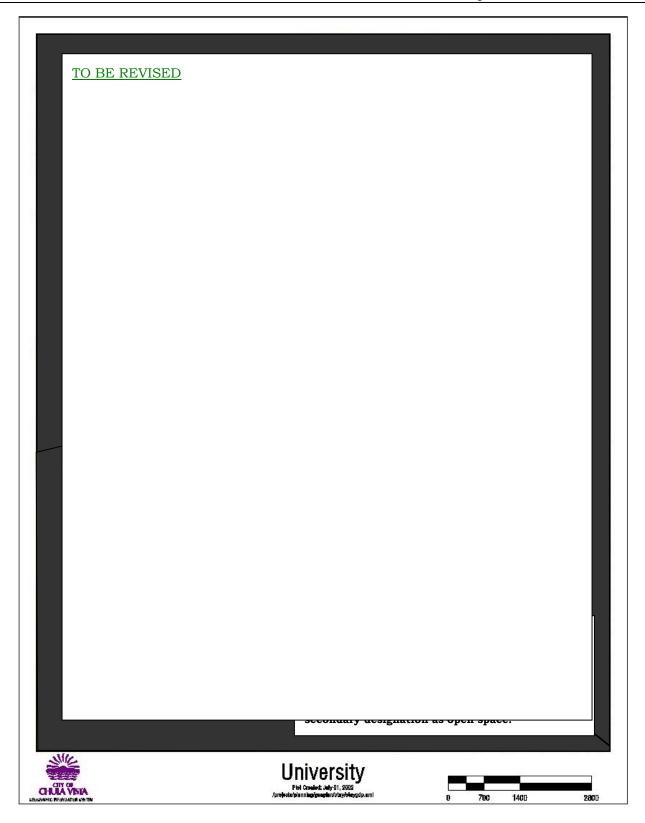


Exhibit 59 Village Ten Land Use Map - Primary University Land Use

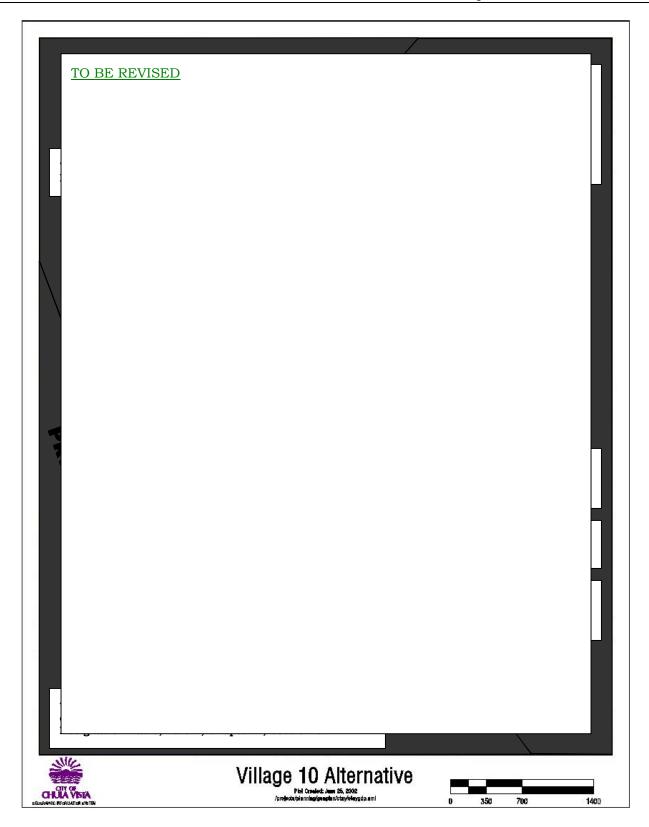


Exhibit 60 Village Ten Land Use Map - Secondary Village Residential Land Use

11. Village Eleven

a. Village Eleven Setting

Village Eleven is comprised of approximately 489 acres located in the northeastern portion of the project, south of the extension of Olympic Parkway and west of the extension of Hunte Parkway. Salt Creek is located along the eastern boundary and a university is located to the south. The community of EastLake is located to the north.

Open Space and Habitat: Village Eleven is located adjacent to the slopes and habitat of Salt Creek. This area has been extensively farmed.

Land Use: The San Diego Gas and Electric (SDG&E) and San Diego County Water Authority (SDCWA) easements cross the site northwest to southeast. EastLake Greens is a planned community located along the northern edge of the village.

Visual: Village Eleven is located to the south of Olympic Parkway, a scenic corridor. Views from the village include views of the mountains to the northeast, east, and south, and views of the Salt Creek Canyon.

Relationship to Other Otay Ranch Villages: Village Eleven is located adjacent to the Eastern Urban Center and the Freeway Commercial area which contains a park-and-ride facility. The village will provide transitions between these more intense uses and adjacent residential uses.

b. Village Eleven Description

Village Eleven is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit-oriented development with higher densities and mixed uses in the village cores. Village Eleven contains:

- o A maximum of 1,005 single-family residential units
- o A maximum of 1,385 multi-family residential units
- o Build-out population of approximately 6,749
- o A middle school
- o Open space corridor
- o A village core area containing:
 - Commercial uses in a mixed use setting
 - Public and community purpose facilities
 - A transit stop
 - · An elementary school

- Multi-family residential
- A Town Square/Village Green/Main Street
- Affordable Housing
- Neighborhood Park

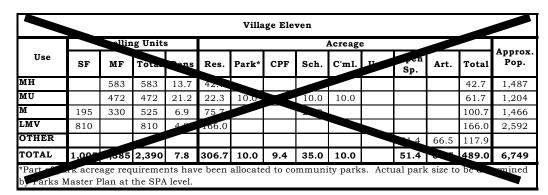


Exhibit 61 Village Eleven Land Use Table

c. Village Eleven Policies

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location adjacent to the Salt Creek corridor.
 - High intensity of the village land uses.
 - Compatibility with the Eastern Urban Center.
 - Views to the mountains to the northeast, east and southeast, and the Salt Creek corridor.
- o Village Eleven shall contain a regional greenbelt/open space area which connects to and through the Eastern Urban Center.
- o Multi-family residential uses should be located within the village core to provide housing opportunities adjacent to the Eastern Urban Center and Freeway Commercial area.

Village Core Policies:

- The village core land uses should provide a medium density transition to the Freeway Commercial areas to the west.
- o The village core should utilize the greenbelt/open space corridor as an identifying feature.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 20.2 acres of local parks in Village Eleven. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is

satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village Eleven:

- o A regional greenbelt/open space link (a minimum of 75 feet wide) will be provided on the south side of the village, connecting Wolf Canyon, the Eastern Urban Center and Salt Creek. This connection may take several forms, including a greenbelt, trails, or promenade streets. The greenbelt shall be an minimum of 75 feet wide. The GDP/SRP Land Use Map provides a concept for the linkage through the village.
- o Natural open space areas adjacent to Salt Creek identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- o Setbacks and landscaping shall be provided along Main Street in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- o Pedestrian trails shall link the village with Salt Creek and the Otay Valley Regional Park.
- o The environmental resources contained in Salt Creek Canyon shall be protected through careful buffering, landscaping and grading techniques.
- The aqueduct and SDG&E easements should be integrated into the design of the village as open space. These easements may be utilized for road crossings, parking and limited landscaping, however, no habitable structures may be placed in the area. Residential and school uses should be buffered from the SDG&E powerlines. The width of the buffer will conform to school district requirements.

Other Village Eleven Policies:

- o Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.
- O Design guidelines which address the visual quality of development adjacent to Salt Creek shall be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan for Village Eleven.
- o Although the village is not located along the light rail transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

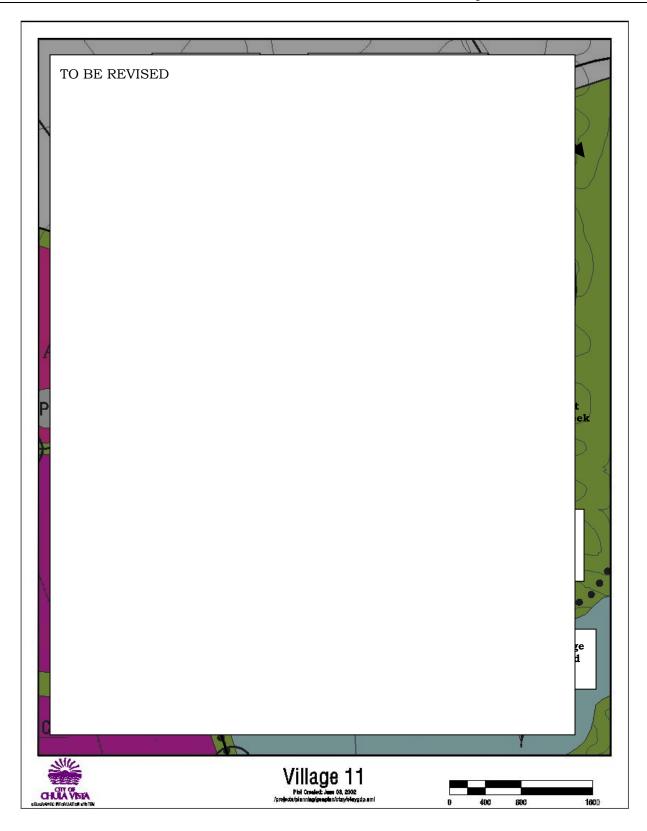


Exhibit 62 Village Eleven Land Use Map

13. Resort Village (Village 13)

a. Resort Village Setting

The Otay Lakes Resort Village is comprised of approximately 784 acres located to the north and above Lower Otay Lake. The land area consists of a broad mesa sloping to the south, broken by several arroyos. Long fingers of the relatively flat mesa extend north into the Jamul Mountains, becoming part of steeper slopes. This village includes the 135-acre Birch Family Estate on the western side of Upper Otay Lake.

Open Space and Habitat: Village 13 contains areas of sensitive habitat, including vernal pool areas, a stand of acanthamintha and coastal sage scrub. Steep slopes exist north of the mesa and in the arroyos. Wildlife corridors exist in the eastern end of the village. The Chula Vista Greenbelt and the Otay Valley Regional Park Focused Planning Area include and surround the lake.

Land Use: Surrounding land uses include an inactive quarry operation to the east, and EastLake Vistas and the ARCO/U.S. Olympic Training Center to the west, across the lake. The Upper Otay Lake and Birch Family Estate are northwest of the resort. The lake and adjoining land to the existing roadway is owned by the City of San Diego. At the east end of the lake, on City of San Diego property, there is a temporary ultralight gliding and parachuting airport.

Visual: The Resort Village area contains great scenic beauty and is highly visible from surrounding areas. The village is also visible from the Olympic Training Center, Otay Lakes Road and the south side of the lake in some areas. Otay Lakes Road is a scenic corridor. The village contains distant views to the surrounding mountains, and to the Lower Otay Lake and Otay Mountain to the south.

Relationship to Other Otay Ranch Villages: The Resort Village is located in a somewhat isolated position, physically separated from the village in Proctor Valley (to the north), the Estate Village (south across the lake), and the urban villages of the Otay Valley Parcel.

Water Quality: The protection of Lower Otay Lake, a valuable water resource, is of paramount concern. Various methods of insuring its protection must be examined and evaluated for implementation in conjunction with the development of this village.

b. Resort Village Description

The Resort Village will reflect a village concept similar to other resorts such as La Quinta, California; Sun Valley, Idaho; and Vail, Colorado. The core of the village will contain shops, restaurants,

art galleries, and service commercial for the convenience of residents. Village services will serve residents as well as the hotel/resort visitors.

The hotel(s) will be located near the village core, arranged in a rambling fashion covering the mesa top with groups of low rise buildings and casitas. Heights will generally be from one to three stories, with occasional four-story buildings. The rooms will be located to capture views and create courtyards. The hotel(s) will include eating establishments and a medium-sized conference facility. Championship golf, tennis, a swimming complex, equestrian, hiking and mountain biking may be offered. In addition, water-oriented recreational uses may be provided, such as fishing and boating, subject to the approval of the City of San Diego.

The single-family homes north of the planned Otay Lakes Road alignment will be linked by trails and underpasses to the hotel, recreational amenities, restaurants, and the lake. These homesites will be sensitively designed to capture the views into canyons and across the lake. In the western portion of the village, medium density resort residential uses are planned. Residences may be condominiums or individual casitas, compatible with the resort in architectural character.

The existing road will be converted to a major pedestrian and bicycle path, providing public access across the north lake frontage. Staging areas at each end of the path will include public parking.

Up to a 27 hole golf course may be built. It will be designed to help preserve sensitive resources through careful route design and use of natural vegetation buffers which may also function as wildlife corridors.

The canyon in the eastern portion of the site will be preserved as a wildlife corridor and open space link, from Otay Lake to the north, where it will connect with the large open space area of Jamul Mountain.

The Resort Village contains:

- o A maximum of 658 single-family residential units
- o A maximum of 1,408 multi-family residential units
- o Build-out population of approximately 5,695
- o Resort
- o Golf Course
- o Village Commercial
- o Commercial Area

- o Two Neighborhood Parks
- o Specialty Conference Center
- o Public and community purpose facilities
- o Transit Stop

	Village Thirteen (Resort Village)													
		Dwellin	g Unit	s					Acreage	;				
Use	SF	IV.	Total	Dens	Res.	Park**	CPF	Sch.	C'ml.	Ind.	Open Sp,***	Ŀ.	Total	576 3 1,529
L	180		180	20	90.0								90.0	576
LMV	478		478	3.0	59.3	10.0*							159.3	1,529
M		227	227	8.0	28.4	F.Q*							28.4	580
scc									18.7				18.7	
MH		632	632	15.0	42.1								42.1	1,610
MH		549	549	10.0	54.9								54.9	1,400
RESORT							7.9		230.				238.3	
OTHER											139.7	12.2	151.9	
TOTAL	658	1,408	~ 06	5.5	374.7		7.9		249.1		139	12.2	783.6	5,695

^{*}Neighborhood part and included in residential acreage.

Exhibit 65 Village Thirteen (Resort Village) Land Use Table

c. Resort Village Policies

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location in proximity to the lake.
 - Variable topographic conditions.
 - Views, especially of the lake.
 - Location adjacent to a scenic corridor.
 - Location in proximity to large blocks of open space.
 - Opportunity for recreational activities.

Village Policies:

- o Provide for public access along the lake.
- o Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.
- o Provide a transit stop for local bus service.

^{**}Part of park streage requirement have been allocated to community parks. Actual park size to be detayined by Parks Mater Plan at the SPA level.

open space totals included in the Proctor Valley Parcel summary.

- o Provide well defined linkages to the lakefront bike and walk way.
- o Buffer the lake edge from development through a variable setback and landscaping.
- o Public recreational uses established along the lakefront should be complementary to existing recreational uses on the lake.
- o Decrease development intensity as it moves away from the lake.
- o A single SPA Plan should address all Resort Village areas.
- o Establish square footage and floor area ratios at the SPA level. The number of dwelling units is specified by the GDP/SRP Land Use Map. The number of hotel rooms should be a maximum of 800 rooms. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts and conformance to these guidelines.
- o Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style and colors, including roofs, which will complement the natural surroundings.
- o Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.
- o High quality residential uses located north of Otay Lakes Road should have an average density of two dwelling units per acre in sloping high elevation areas, and three units per acre in the gently sloping areas adjacent to the road. Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character. Larger lots may accommodate horses and stables.
- Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.
- o Buildings shall be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four story buildings.
- o Building shall maximize the use of non-reflective/non-glare surfaces.

- o Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.
- o Access to the out-parcels shall be considered at the SPA level.
- o A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and to identify important view corridors from Otay Lakes and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key views corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.
- To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Lake and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:
 - Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights which enable views of the lake and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.
 - Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- o Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.
- o The resort will be a "Destination Resort", with low-rise buildings, materials and colors which blend with the natural environment and special design features to complement the natural terrain.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 17.1 acres of local parks in the Resort Village. To satisfy this requirement, 15.0 acres of neighborhood parks/town squares are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in the Resort Village:

- o Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.
- o Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species and restoration and/or revegetation of habitat areas.
- o Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.
- o Ensure that the resort development areas comply with the Resource Management Plan.
- o The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.
- o The resort golf course should be a "links" or "modified links" course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation "roughs" into the course.
- o Identify an additional point of public access between the two staging areas on Otay Lakes Road and the bike/walk way, at the SPA level.
- o Provide a continuous bike and walkway along the lakefront, in the existing Otay Lakes Road alignment, to encourage public use and access to the lake. This should provide a connection with a visitor-serving commercial use associated with the resort commercial area.

Grading and Landform Policies:

Because of the varied landforms and high visibility of the Resort Village site, the treatment of grading is especially important in this village. Grading (large cut/fill slopes in particular) should be minimized through the use of the following techniques:

- Develop landform grading guidelines as part of the Overall Ranch Design Plan.
- o The abandoned Otay Lakes Road alignment shall be rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.

- o Contour grading (i.e., recontoring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.
- o Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings and viewing areas.
- o Roadways should follow the existing landforms, to the extent possible.
- o Natural features should be retained, including natural drainage courses, major canyons and prominent ridgelines.

Birch Family Estate Parcel Policies:

The Birch Family Estate Parcel will be utilized for a specialty conference center/community center, with low density residential uses and open space on its western edge, consistent with the residential densities of nearby EastLake Vistas and EastLake Woods. The City of Chula Vista's greenbelt would continue to the east of the Ranch House next to the City of San Diego property.

Water Quality Policies:

o Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level which ensure that potential impacts on water quality are avoided or mitigated.

Other Policies:

o The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the sports center until its option expires.

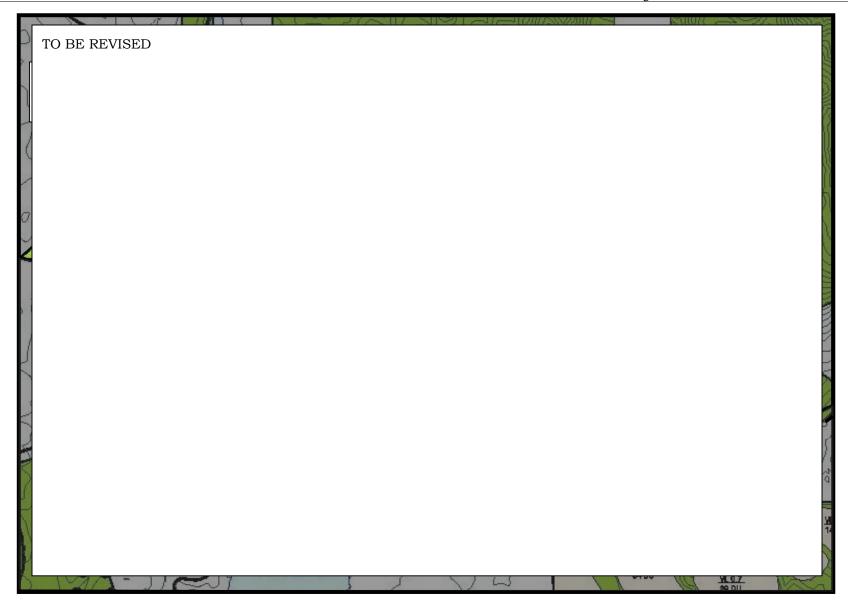


Exhibit 66 Village 13 (Resort Village) Land Use Map

14. Proctor Valley Village (Village 14)

a. Proctor Valley Village Setting

This approximately 829 acre specialty village is nestled in the south sloping valley which encompasses Proctor Valley Road and leads into the country town of Jamul. It is bounded to the east and west by steep slopes and significant landforms, specifically San Miguel Mountain to the northwest, and the Jamul Mountain to the east.

This village is located immediately northeast of the Upper Otay Reservoir, between the City of Chula Vista, and Jamul. Proctor Valley is physically and visually isolated from the Otay Valley Parcel and Jamul.

Open Space and Habitat: The entire valley has been subject to varying degrees of disturbance from grazing, off-road vehicles and unauthorized trash dumping. However, significant resources in the form of coastal sage scrub, steep slopes on the surrounding hillsides, vernal pools and streambeds/wetlands occur in the valley. There are also large areas of less sensitive chaparral. A significant wildlife corridor occurs near the center of the valley and a local corridor forms the north edge of this planning area.

Land Use: This valley is surrounded by farmland, water and open space. Within a mile of the north end of the valley, there are one acre lots in the Echo Valley section of Jamul. Hidden Valley Estates was recently approved for the area, with lots smaller than one acre. Southwest of Proctor Valley is the recently approved master planned community of Salt Creek which is to be built within the City of Chula Vista.

Visual: Scenic values extend throughout the valley. Views of the arroyo, San Miguel and Jamul Mountains as well as the upper Otay Lake support classification of Proctor Valley Road as a scenic corridor. Views to Mexico are available on clear days. Large electrical transmission lines impair valley views south. Due to the surrounding hills and landforms, the Valley area is generally not visible from the adjacent areas.

Relationship to Other Otay Ranch Villages: The Proctor Valley Village is physically and visually isolated from other villages. However, Proctor Valley is situated to provide commercial and public services to the residents of the Jamul Rural Estate Area (Planning Area 16).

b. Proctor Valley Village Description

Proctor Valley is a "specialty village" (See Part II, Chapter 1, Section C) which serves as a transition from the more urban uses of the west to the more rural areas of Jamul. Specialty Villages possess many of the characteristics of Urban Villages, but achieve

the desired village identity through means more appropriate for their unique topography and location. The village has a low intensity character, with an emphasis on low density single-family residential local-serving commercial and public and community purpose facilities, and higher density residential uses in the village core. Because it is relatively isolated, the village functions as a self-contained service area.

It is intended that the village focus on some type of recreational theme. This village may be established with a golf club at its core, using a low profile and casual style of architecture on a prominent site near the village core. The golf club could set the overall theme for the village which could include the club and associated recreational facilities such as tennis and swimming. The Golf Club could be surrounded by higher density housing.

Alternatively, the Proctor Valley Village may be established as an equestrian-oriented community, with equestrian facilities at its core, utilizing low-profile architecture. The equestrian uses would establish a theme for the entire village.

The Proctor Valley village core will have commercial and recreation activities designed to serve the entire Proctor Valley area, thereby reducing out-of-valley trips. The village will have the custom look that generally originates from pockets of residential, wrapped by a golf course and surrounded by natural/landscaped open space. Residential areas on the periphery of the village will relate to the topographic conditions and will generally be lower density.

The Proctor Valley Village contains:

- o A maximum of 1,563 single-family residential units
- o A maximum of 150 multi-family residential units
- o Build-out population of approximately 5,384
- o A Village Core containing:
 - Mixed use area
 - Multi-family residential uses
 - Neighborhood park
 - An elementary school
 - Golf or recreation center
 - Transit stop
 - Affordable Housing
- o A Fire Station

	Village Fourteen (Proctor Valley Village)													
	I	Owellir	ıg Unit:	5					Acreage	•				
Use	SF	MF	Total	Dens	Res.	Park *	CPF	Sch.	C'ml.	Ind.	Open Sp.**	Art.	Total	
L	190		190	1.0	190.0								190.0	608
L	956		956	2.0	478.3								478.3	3,059
M	262		262	6.0	43.7								43.7	838
MH		150	150	15.0	10.0								10.0	383
MU						10.0	7.5	10.0	2.9		0.8		31.2	
LMV	155		155	3.0	51.8								51.8	496
OTHER												23.7	23.7	
TOTAL	1,563	150	1,713	2.2	773.8	10.0	7.5	10.0	2.9		0.8	23.7	828.7	5,384

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level. **Open space totals included in the Proctor Valley Parcel summary.

Exhibit 67 Village Fourteen (Proctor Valley Village) Land Use Table

b. Proctor Valley Village (Village 14) Policies

Village Character Policies:

- The village character should be guided by the following qualities and characteristics unique to this village.
 - Topography
 - Location between two mountains
 - Transition to Jamul
 - Views to San Miguel and Jamul Mountains, and distant views to Mexico
 - · Recreational Theme
 - Resources
 - Synergism with Jamul Planning Area
- o The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core.
- Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.

- The unique characteristics of Proctor Valley, in particular the isolated wide valley, present an opportunity for specialized recreational land uses.
- o Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.
- o The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridor.
- o Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.
- o All buildings should be low profile and predominantly horizontal in nature.
- o Utilize building colors which harmonize with the natural surroundings.

Village Core Policies:

- o Create a village core with sufficient intensity to provide the facilities needed to establish a community focus: a viable, commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.
- The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 16.2 acres of local parks in the Proctor Valley Village. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in the Proctor Valley Village:

o If the village has an equestrian orientation, indicate at the SPA level, the location of a comprehensive equestrian path system which links the various parts of the Village to nearby open space/recreational opportunities, consistent with the RMP.

- o Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).
- o The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.
- o The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.
- o Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.
- o In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:
 - Recontouring and slope variation.
 - Smooth transitions at tops and toes of slopes, rather than harsh geometric slope banks and pads.
 - Rounded, finished contours.

Other Proctor Valley Policies:

- village 14 shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village 14 analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village 14 Proctor Valley Specific Planning Area.
- o Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.
- o Site layout should create or enhance views from homesites.

- o Grading (large cut/fill slopes in particular) should be minimized.
- o Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.
- o Roadways should follow the existing landforms, to the extent possible.
- o Residential and recreational buildings should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.
- o Split level pads should be utilized wherever feasible, to help minimize manufactured slopes.
- o The provision of sewer service is not precluded in Village 14.

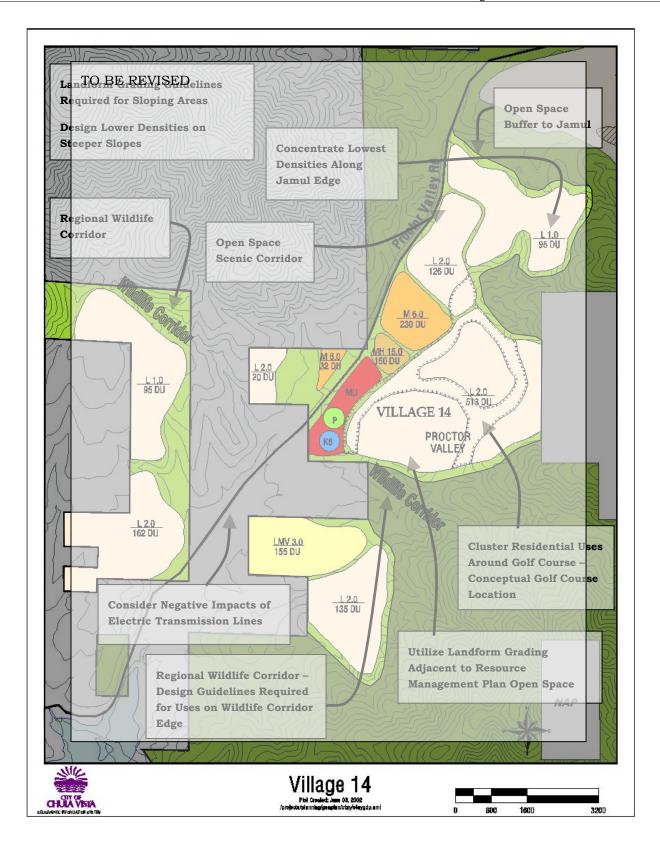


Exhibit 68 Village 14 (Proctor Valley Village) Land Use Map

15. San Ysidro West Village (Village 15)

a. San Ysidro West Village Setting

This specialty village is approximately 800 acres and located within the western part of the San Ysidro Mountains Parcel, south of Lower Otay Lake and the Jamul Mountains; northwest of Otay Mountain, and north of the Bureau of Land Management property. Topography is varied, with a broad bowl area in the eastern end of the Village. The rest of the Village contains a series of ridges and mesas, broken by drainage courses.

Open Space and Habitat: This planning area contains a wide variety of habitat including expanses of non-sensitive chaparral, sensitive coastal sage scrub, intermittent streams, which contain sensitive wetlands and Southern Interior Cypress. There are several occurrences of vernal pools along the village edge and immediately offsite. A number of wildlife corridors occur across the site, including a critical regional corridor which lies at the east edge of the Village.

Land Use: The village is surrounded by undeveloped open space, except for a gliderport, north of the village at the east end of the lake. Savage Dam and proposed Otay Valley Regional Park are situated at the west end of the village. A 400+ acre parcel, owned by the Helix Land Company, is located immediately south of the village planning area.

Visual: The planning area consists of variable sloping topography with slopes facing various directions, providing views north to the lake and Jamul and San Miguel portions of the property. Other areas have limited views to the south and Otay Mountain. The eastern areas include some views to the east and Lyon's Peak.

Relationship to Other Villages: The village is fairly close to the Resort Village, but is intended to function separately. There is the potential for some commercial relationship with the rural estate area of East San Ysidro (Planning Area 17).

b. San Ysidro West Village Description

San Ysidro West is a "specialty village" (See Part II, Chapter 1, Section C). Specialty villages possess many of the characteristics of urban villages, but achieve the desired village identity through means more appropriate for their unique topography and location. An estate village, San Ysidro West, is envisioned to become the premier residential community within Otay Ranch and the South County. Development will be divided into smaller areas of prestigious homes, defined by the natural drainage areas which occur intermittently along the south side of the lake. The village core is located toward the eastern end of the village close to Otay Lakes Road. The village core theme will be similar to Rancho

Santa Fe, with personal services and small shops as predominant uses. The lot sizes vary throughout the village, in response to topography and to create a mixture of housing and varied architectural and landscape character.

Village 15 contains:

- o 481 single-family residential units
- o Build-out population of approximately 1,539
- o Village Core containing:
 - Mixed-use area
 - · An elementary school
 - Affordable Housing
- o Neighborhood Park
- o Fire Station

				Vil	lage Fi	fteen (S	an Ysio	dro We	st)				
		wellin	ıg Unit:	S				Acr	eage				A
Use	SF	MF	Ĭ	Dens	Res.	Park *	CPF	Sch.	C'ml.	Op.**	Art.	Total	Approx. Pop.
M	245		245	7.0	23.9							33.9	784
MU						2.4	-	10.0	3.3			19.0	
VL+	236		236	0.7	651.6							651.6	755
OTHER										7.8		7.8	
TOTAL	481		481	7.	685.5	3.4	2.3	10.0		7.8		712.3	1,539
*Part of pa	rk acre	age re	eme	nt have	been a	llocated	to com	munity	parks		Lpark	size to b	е

Part of park acreage for thement have been allocated to community parks. At all park size to be determined by Park Master Plan at the SPA level.

. o (2) acre minimum per County Board of Supervisors Action.

Exhibit 69 Village Fifteen (San Ysidro West) Land Use Table

c. Village 15 Policies:

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location on south side of reservoir.
 - Synergism with the San Ysidro East Village.
 - Sensitive views to and from the area.
 - Special landforms and arroyos.

^{**}Open serve totals included in the San Ysidro Mountains Parcel summary.

- o San Ysidro West shall be a distinctive and prestigious village with predominantly estate-type uses and complementary village core.
- o Attached residential uses are permitted within the village core to provide a balance of housing needs.
- o Utilize rural road standards to reduce grading and reinforce the identity of the village.
- o Buildings should be predominantly horizontal and harmonize with the natural surroundings.
- o Buildings shall be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures, no more than three stories in height, with occasional four-story buildings.
- o Buildings shall maximize the use of non-reflective/non-glare surfaces.
- o Color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 4.6 acres of local parks in Village 15. To satisfy this requirement, 3.4 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village 15:

- o Integrate open space and wildlife corridors in accordance with the corridor studies and the RMP.
- o Incorporate trail systems connecting the open space system, BLM corridors and the lake.
- o Significant view corridors to and from the lake and the mountains should be identified at the SPA level. The view potential should be considered in site layout.
- Development along Otay lakes Road should be adequately set back with an undulating landscaped edge to create a rural feeling.

Other San Ysidro West Policies:

- o Minimize grading through landform grading guidelines developed at the SPA level.
- o Roadways should follow the existing landforms to the extent possible.

- o Split level pads should be utilized wherever possible, to minimize manufactured slopes.
- O The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the sports center until its option expires.

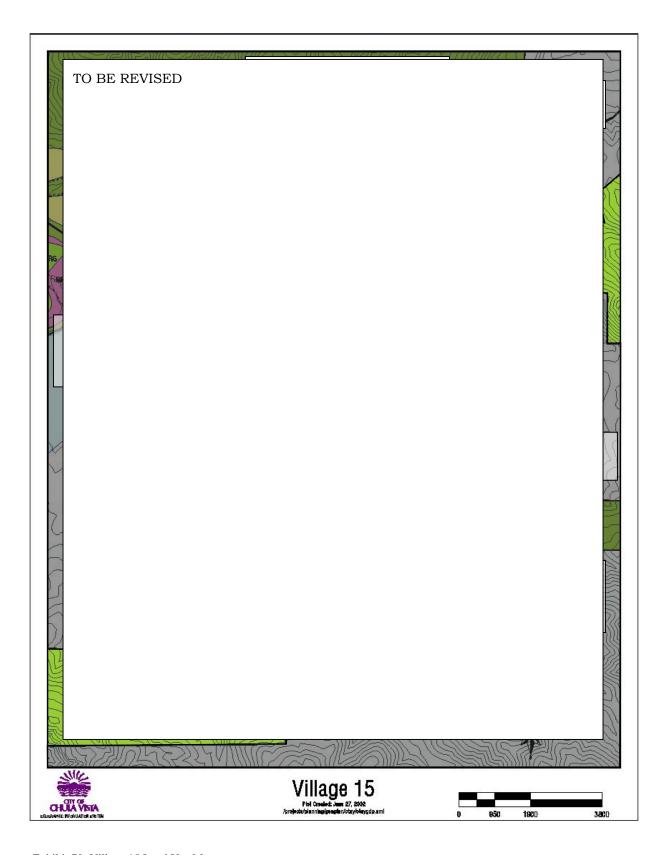


Exhibit 70 Village 15 Land Use Map

2. Village Two

a. Village Two Setting

Village Two consists of approximately 775 819 779 acres located along the western edge of the Otay Valley Parcel, south of the extension of Olympic Parkway and west of the extension of La Media Road. Village Two is located on a large mesa between Poggi Canyon to the north, Wolf Canyon to the south, and a County the Otay landfill to the west.

Open Space and Habitat: The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The northern edge of the village consists of the undulating slopes of Poggi Canyon. The natural habitat of the canyon contains varying levels of sensitivity. Areas of significant coastal sage scrub habitat occur along Poggi Canyon on the western edges of the village. The canyon edge consists of three conditions: (1) significant habitat and slope; (2) degraded habitat and slope; and (3) no habitat with slope (see GDP/SRP Land Use Map). The slopes of Wolf Canyon are located along the southern edge of the village. The San Diego County Otay Landfill to the west will eventually convert to open space use upon closure, and retains a 300-foot on-site natural buffer from development. In addition, there Is a 1,000-foot nuisance Industrial buffer designated for Industrial uses within Village Two north and west of the Otay Landfill. Wolf Canyon provides an open space and wildlife connection to the Otay River Valley to the south.

Land Use: Village Two is located adjacent to the San Diego County Otay Landfill to the southwest. Future phases of tThe Sunbow Community exists as open fields on the west end of the village. A working ranch is Villages Six and Seven are located on the eastern edge of the village site. The remaining area surrounding the village consist of farm land and other Otay Ranch villages.

A portion of Village Two is located immediately adjacent to the City of Chula Vista Village Three industrial area and is separated from the core of Village Two by Heritage Road. This close relationship may influence the design character of the western portion of Village Two.

Visual: Scenic values extend along Olympic Parkway (Poggi Canyon) to the north, identified in the GDP/SRP as an open space scenic corridor, and Wolf Canyon to the south. The village contains views to the east and south.

Relationship to Other Otay Ranch Villages: Village Two is located close to Village Six and Village Seven, across La Media | Road. The village is separated from the other villages of Otay Ranch by Wolf and Poggi Canyons.

b. Village Two Description

Village Two is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Two will be served by the future extension of the Bus Rapid Transit (BRT) and will locate a transit station In the village core. Village Two will contain a large village core area with higher multi-family densities (consistent with GDP policies for transit villages) as well as a modest increase in single-family densities outside the village core. The western portion of Village Two is separated from the core of Village Two by Heritage Road. This close relationship may influence the design character of Village Two West. Village Two contains:

- o A maximum of 1,133 709 single-family residential units
- o A maximum of 586 1,801 multi-family residential units
- o Build-out population of approximately $\frac{5,120}{6,986}$
- o A Community Park
- o A High School
- o A-Two Neighborhood Parks
- o A Fire Station
- o A village core area containing:
 - Mixed Uses with 18.7 29.2 acres of mixed use commercial
 - Public and community purpose facilities
 - A transit stop/station
 - An elementary school
 - Multi-family residential
 - A Town Square / Village Green / Main Street
 - Affordable Housing

						Vil	lage Tv	wo.						
Use		Qwellin	g Unit	s				1	Acreage)				
	SF	MI	Potal	Dens	Res.	Park**	CPF	Sch.	C'ml.	Ind.	Oper	Art.	Total	Approx. Pop.
LMV	999		999	3.	280.2	2.0*		50.0					330.2	3,196
MU						10.0	8.1		18.7				36.8	
мн		586	586	10.0	58.6			10.0					68.6	1,494
LM	134		134	2.5	53.6								53.6	430
IND							Ì			44.4			44.4	
СР						25.0							25.0	
OTHER											93.3	32.7	216.0	
TOTAL	1,133	50	1,719	4.4	392.4	35.0	8.1	60.0	18.7	44.4	183.3	27	774.6	5,120
*Neighbo	rhoo				esident	ial acreas	ge.							

**Actual ark size to be determined by Parks Master Plan at the SPA level.

space acreage within Village Two includes the 1,000' buffer from the landfill and adjacent land uses

c. Village Two Policies

Village Character Policies:

- o Village character should be guided by the following qualities:
 - Location between two scenic canyons with undulating edge conditions and areas of sensitive habitat.
 - Relationship with existing adjacent development, including buffers to the adjacent landfill, and consideration of the proposed industrial development.
 - · Views to the east and south.
 - Lower density <u>residential</u> <u>relative to other surrounding</u> <u>villages</u>, <u>especially</u> along Wolf Canyon <u>and in the village</u> <u>core</u>.
- o The area west of Heritage Road shall be designed to be compatible with the adjacent development in the City of Chula VistaSunbow Planned Community and the Otay Landfill. The character of this area should reflect the proximity to the City,landfill and Its Industrial land uses and may differ from the identity of the remainder of the village.

Village Core Policies:

- o Because of the central location of Village Two, uses in the village core area may be a higher intensity and sized to serve adjacent villages. Higher intensity uses could include multiplex theaters and larger grocery stores and other tenants.
- O Because of the size of Village Two, the village core will include a larger town center on the east end and a smaler neighborhood center on the west end of the village.
- The main street theme in the town center shall organize mixed use commercial/multi-family residential and public/quasi-public uses in a linear fashion along a tree-lined street with parking on both sites. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, plazas and similar spaces will provide pedestrian access from rear parking areas to the front entrances.
- The town square theme in the neighborhood center shall orient mixed use commercial/multi-family residential uses to a public town square. Parking may be provided along the mixed use area frontage, with the main parking area provided to the rear of the buildings.
- o Transit rights-of-way and a transit stop and/or station shall be approximately located at the SPA leveland will be conditioned for dedication at the Tentative Map level.

o Although the village is not located along the transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of 15.4 22.8 20.6 acres of local parks in Village Two. To satisfy this requirement, 12.0 15.0 acres of neighborhood parks/town square are planned, in addition to a 25-acre community park. The remaining obligation is satisfied through the provision of delivery of a Ceommunity Ppark in Village Four.

The following policies shall guide the design of parks and open spaces in Village Two:

- o Natural oOpen space preserve areas adjacent to Poggi and Wolf Canyons—identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots pursuant to the adopted Otay Ranch Resource Management Plan (RMP) Preserveand the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- <u>o</u> Development adjacent to the preserve shall adhere to guidelines in of the Otay Ranch RMP and Chula Vista MSCP <u>Subarea Plan.</u>
- o Lot lines and grading shall not extend into the open space scenic corridor along Olympic Parkway Wolf Canyon or the Otay Ranch RMP Management Preserve boundary without appropriate environmental review. Modifications to the preserve boundary must be consistent with Otay Ranch RMP and Chula Vista MSCP Subarea Plan policies.
- o Setbacks and landscaping shall be provided along Poggi Canyon in keeping with open space scenic corridor guidelines which will be developed are contained in the Overall Ranch Design Plan (see Section E).
- o View opportunities shall be provided in the design of the village.
- o The village boundary along Heritage Road and La Media Road should consist of a landscaped buffer which shall provide the transition to Poggi and Wolf Canyons and the Otay Landfill.
- o The broad valley of Wolf Canyon should be retained as an open space amenity. Uses Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study, and the Resource Management PlanOtay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- o Provide linkages to regional trails within Wolf Canyon.
- o Grading and landscaping along the village edge, adjacent to Wolf Canyon, should be conducted in a sensitive manner

- consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan to minimize conflicts with proposed the adjacent open space preserve area. and recreational uses within Wolf Canyon and respect the Otay Ranch RMP Preserve boundary consistent with the Chula Vista Multiple Species Conservation (MSCP) Subarea Plan.
- o Wildlife corridors shall be provided across Heritage Road linking Wolf and Poggi Canyons as shown on the GDP/SRP Land Use Map, input should be solicited from the U.S. Fish & Wildlife Service. (This policy applies only to the City of Chula Vista.)
- o Wildlife corridors shall be provided across Heritage Road linking Wolf and Poggi Canyons as shown on the GDP/SRP Land Use Map, input should be solicited and recommendations be considered from the U.S. Fish & Wildlife Service. (This policy applies only to the County of San Diego.)

Other Village Two Policies:

- o A visual analysis shall be performed at the SPA level to assess visual impacts of development adjacent to the western portion of Poggi Canyon. The analysis shall illustrate the natural grade of the area and the topography after grading.
- o Landform grading guidelines for Wolf and Poggi Canyons shall be developed as part of the Village Design Plan at the SPA level.
- o Phase development of the area west of Heritage Road to avoid landfill conflicts, and coordinate land uses with the requirements of the County Hazardous Waste Management Plan and hazardous waste provisions of the Public Facilities Element contained in the Chula Vista General Plan.
- Vehicular access through the village shall direct traffic through the village core.

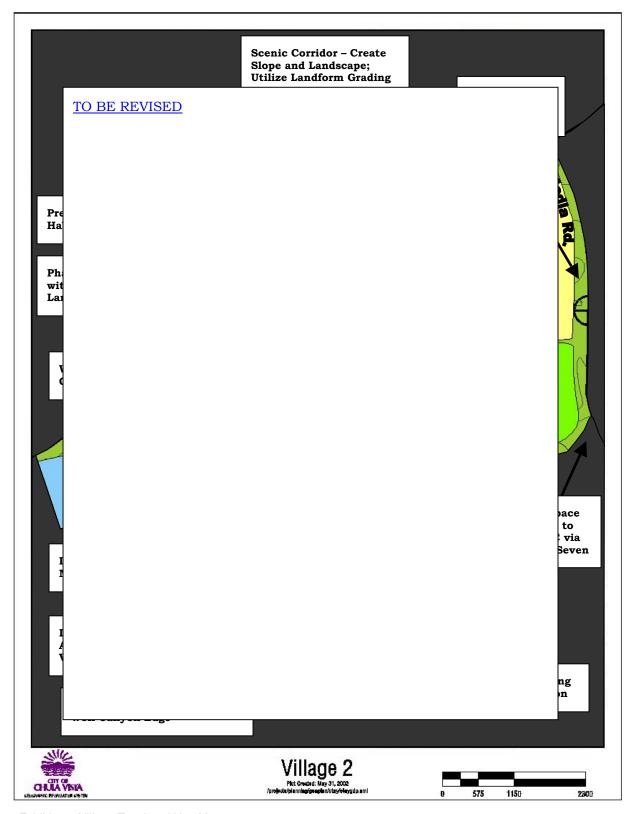


Exhibit 41 Village Two Land Use Map

3. Village Three

a. Village Three Setting

Village Three is comprised of approximately 318 350 acres located in the southwest portion of the Otay Valley Parcel. The site is a large, flat mesa, with slopes adjacent to Wolf Canyon, and the Otay River Valley, and the Otay Landfill. The village is between Wolf Canyon to the east, the Otay River Valley to the south, the County of San Diego Otay Landfill to the north, and existing industrial areas to the west.

Open Space and Habitat: The southern and eastern edges of Village Three consist of the undulating slopes of Wolf Canyon and the Otay River Valley. Existing areas of coastal sage scrub and significant biological resources occur in both the canyon and on the slopes of the river valley.

Land Use: Village Three is located near an existing industrial area of the City of Chula Vista to the west. Surrounding land uses include the County Otay Landfill to the north, and the rock mountain quarry to the east, beyond Wolf Canyon.

Visual: Scenic values extend along Main Street/Rock Mountain Road to the south (an open space scenic corridor), and along the edge of Wolf Canyon to the east. The village contains views to Wolf Canyon and Rock Mountain, distant views to the mountains to the east.

Relationship to Other Otay Ranch Villages: Because of its location adjacent to the Otay River Valley, and Wolf Canyon and the Otay Landfill, Village Three is somewhat isolated from the other Otay Ranch villages except for Village Two. Village Four lies to the east, and Village Two lies to the northeast. This planning area provides a transition from the existing industrial area to Otay Ranch residential villages., across Wolf Canyon. Planned industrial areas (Planning Area 18b) to the west of Heritage Road provide a transition to the existing industrial area of Chula Vista.

b. Village Three Description

For the City of Chula Vista, t<u>The primary land use designation for Village Three is Industrial</u>. The Village Three Industrial Area is comprised of approximately 350 acres located in the southwest corner of the Otay Valley Parcel, on the east and west of Heritage Road and north of the Otay River Valley. A section of the village Is also located south of Main Street/Rock Mountain Road.

The village is bounded on the north by the Otay Landfill and Village Two, on the west by the existing Chula Vista industrial areas, and on the southeast by Village Four. Village Three contains:

- Approximately 146 acres of Industrial land uses
- A Community Purpose Facility

, and the secondary land use designation is village residential. For the County of San Diego, the primary land use designation for Village Three is village residential. This small village will be designed to complement the nearby industrial business park uses, which will provide support uses. While Village Three, adjacent to Wolf Canyon, is designated as an urban village, its location and size limit its ability to fully function as an urban village. Village Three contains:

- o A maximum of 613 single-family residential units
- o A maximum of 128 multi-family residential units
- e Build-out population of approximately 2,288
- A village core area containing:
 - Commercial uses
 - Public and community purpose facilities
 - A transit stop
 - Multi-family residential
 - A Town Square/Village Green/Main Street
 - Neighborhood Park
 - Affordable Housing

					Vill	age Th	ree (Re	sident	ial)**					
		Dwellin	g Units	s					Acreag	е				
Use	SF	MF	etal	Dens	Res.	Park*	CPF	Sch.	C'ml.	Ind.	Oper	Art.	Total^	Approx. Pop.
LM	613		613	4.0	136.2								136.2	1,961
MU						4.7	3.2		5.3				13.2	
MH		128	128	10.0	12.8		Y						12.8	326
OTHER											140.0	16.1	156.1	
TOTAL	613	128	741	5.0	0.ي.	4.7	3.2				140.0	16.1	318.3	2,288

*Actual park size to be determined by Parks Master Plan at the SPA level.

"Within the City of Church sta the primary land use for Village Three is industrial, see the discussion within this section for the Caurements which must be satisfied in order to utilize the secondary. Idential village land The difference in size between Village Three (Residential) and Village Three (Industrial) is due to City of Chula Vista panding the industrial buffer around the landfill and incorporating this area into Village Three. The County of San Diego has taken no such action to expand the residential alternative.

Exhibit 42a Village Three (Residential) Land Use Table

c. Village Three Policies

Village Character Policies:

- The character of this area shall be guided by the following qualities:
 - Location adjacent to Wolf Canyon and the Otay River Valley, two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
 - Relationship with adjacent and planned industrial development and the Otay Landfill.
 - · Views to Wolf Canyon and Rock Mountain and the

Village Three (Industrial)**														
		rellin	ng Unit	s					Acreag	je				
Use	SF	MF	Totar	ากร	Res.	Park	CPF	Sch.	C'ml.	Ind	Sp.	Art.	Total*	Approx. Pop.
I										187.5			187.5	
OTHER											140.0	16.1	156.1	
TOTAL										187.5	140.0	16.1	343.6	

"The difference in size between VIII. Three (Residential) and Village Three (Residential) is due to the City of Chula Vista expanding the industrial buffer around the landfill and incorporating this area. Willage Three. The County of San Diegonas taken no such action to expand the residential alternative.

**Within the tag of Chula Vista the primary land use for Village Three is industrial. See the discussion within the tag of Chula Vista the primary land use for Village Three is industrial. See the discussion within the tag of Chula Vista the primary land use for Village Three is industrial. See the discussion within the tag of Chula Vista the primary land use for Village Three is industrial. See the discussion within the tag of Chula Vista the primary land use for Village Three is industrial. See the discussion within the tag of Chula Vista the primary land use for Village Three is industrial. See the discussion within the tag of Chula Vista the primary land use for Village Three is industrial.

Exhibit 42b Village Three (Industrial) Land Use Table

mountains to the east.

- Location isolated by significant landforms.
- Identification of a specialized character, such as low density residential, senior housing, or an equestrian community, due to its linear form and isolated location adjacent to Wolf Canyon.
- The area west of Heritage Road shall be compatible with the adjacent industrial development, and may be subject to a separate SPA.
- Residential patterns shall orient primarily to the open space features and away from the impacts of the business park and roadways.

Village Core Policies:

- e The village core shall be located to provide access and services to the residential neighborhoods and the adjacent industrial/business park area.
- o The village core is small due to the relatively low population base of the village. The village core may provide services to business park employees.
- Although the village is not located along a light rail transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 6.8 acres of local parks in Village Three. To satisfy this requirement, 4.7 acres of neighborhood parks/town square are planned. The following policies shall guide the design of parks and open spaces in Village Three:

- □ Any grading or improvement plans adjacent to and/or affecting Wolf Canyon shall consider the planned development within Villages Two and Four.
- Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- Natural oOpen space <u>preserve</u> areas adjacent to and/or affecting Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- Setbacks and landscaping shall be provided along La Media Heritage Road and Main Street/Rock Mountain Road in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (see Section E).
- Lot lines and residential grading shall not extend into the Wolf Canyon portion of the Otay Ranch RMP Management Preserve boundary without appropriate environmental review.

 Modifications to the preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan policies.
- <u>Light and noise impacts to adjacent open space areas should</u> be minimized.
- The broad valley of Wolf Canyon shall be retained as an open space amenity. <u>Uses Surrounding uses</u> shall be consistent with the findings of the Wildlife Corridor Study, and the

- Resource Management PlanOtay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- Pedestrian trails _shall link the village with the Otay Valley Regional Park._ Provide bike and pedestrian paths through the area which connect to the Otay Valley Regional Park Trail system.
- <u>o</u>□ Develop a set of –design guidelines for architecture, signage, graphics and landscaping at the SPA level.

Other Village Three Policies:

- The visual impacts of associated with development in areas adjacent to Wolf Canyon should be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon. The analysis shall illustrate the natural grade of the area and the topography after grading.
- □ Landform grading guidelines for the edge of Wolf Canyon and the Otay River Valley shall be developed as part of the Village Design Plan at the SPA level.
 - Design guidelines which address the visual quality developed in the Overall Ranch Design Plan and of development adjacent to the Otay Valley Regional Park shall apply to the Village Design Plan Guidelines for Village Three.

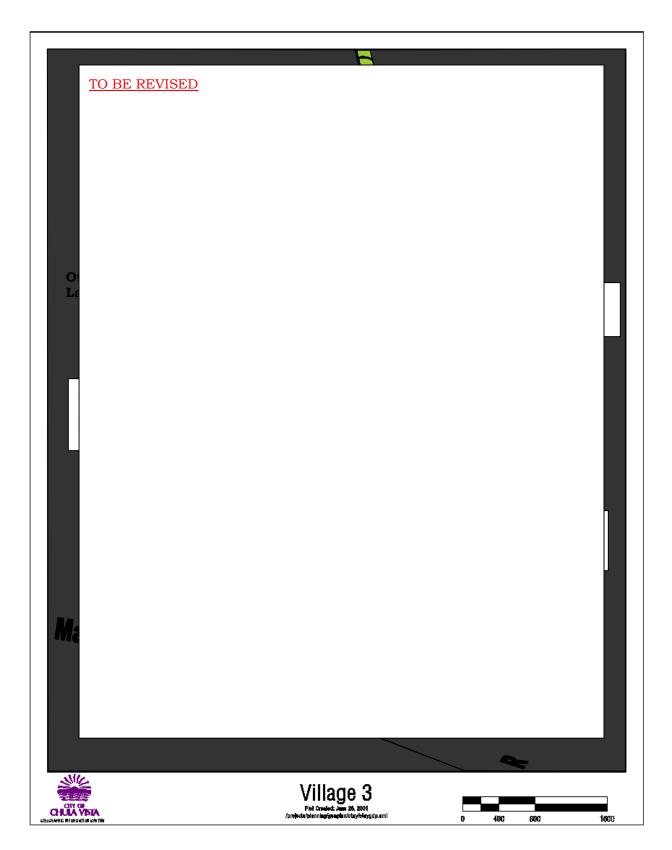


Exhibit 43 Village Three Land Use Map (City Primary Industrial Alternative)

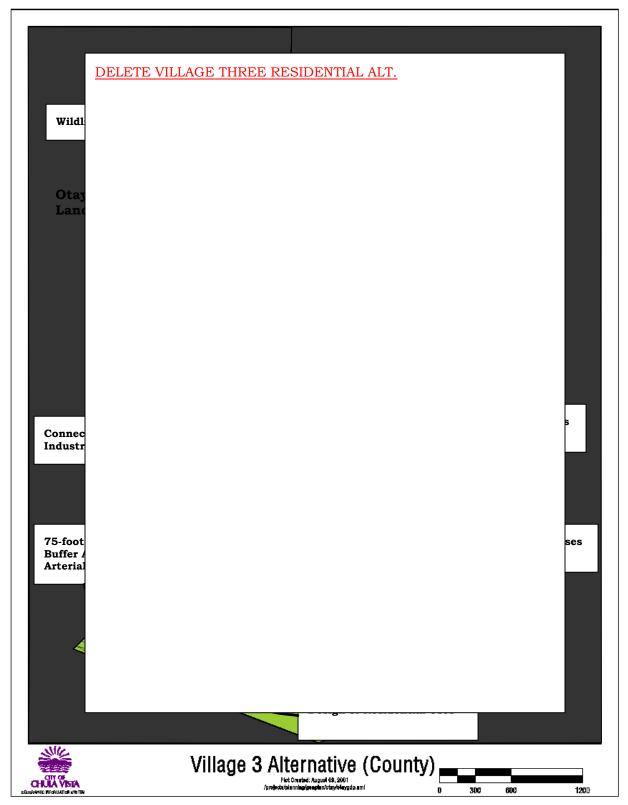


Exhibit 44 Village Three Land Use Map (County Primary Residential Alternative)

4. Village Four

a. Village Four Setting

Village Four is comprised of approximately 607_453 acres located in the southern portion of the Otay Valley Parcel, northwest of the intersection of the planned extension west of La Media Road and south of Main Street Rock Mountain Road. The village surrounds Rock Mountain and contains a portion of Wolf Canyon. The village Is located directly west of Village Eight. The village is located east of Wolf Canyon and north of the Otay River Valley.

Open Space and Habitat: Village Four is bounded by the Otay River Valley and Wolf Canyon and the associated slopes and drainage courses of these canyons. The dominate landform in Village Four is Rock Mountain to the south and a large mesa to the north that will contain a Community Park.

Land Use: An existing rock and gravel extraction facility is located in an out-parcel along the southern slopes of Rock Mountain on the western edge <u>outside</u> of the village.

Visual: The southern and eastern edge of the village is adjacent to La Media Road and Village Eight, an open space scenic corridor, and the Otay River Valley. Views from the village include Rock Mountain, Wolf Canyon, Otay River Valley and the San Ysidro Mountains.

Relationship to Other Otay Ranch Villages: Village Four abuts Village Seven and Village Eight along its eastern edge. It is connected to Village Seven and the Eastern Urban Center through a greenbelt connection which extends from upper Wolf Canyon. The village is separated from Villages Two and Three by Wolf Canyon. Because of the lower density character of Village Four and Its relatively small area, its small core area, it is likely that Village 4 will relate closely to a complementary relationship will develop with Villages Seven and Eight, relying on these villages retail and other services.

b. Village Four Description

Village Four is an Urban Village is comprised of a community Community Park park and single family homes around Rock Mountain. Because this village contains of the unique scenic value of Rock Mountain, this area will contain a greater proportion of low density development and open space. While Village Four's, adjacent to Wolf Canyon, is designated as an urban village, its location and limited area size limit its ability to prevent It from fully functioning as an urban village.

Village Four contains:

- o A maximum of 532 274453 single-family residential units
- o Build-out population of approximately 1,703 717 1,450

- o A small village core area containing:
 - Local serving commercial uses
 - Public and community purpose facilities
 - A transit stop
 - Multi-family residential
 - Affordable housing
 - Community Park

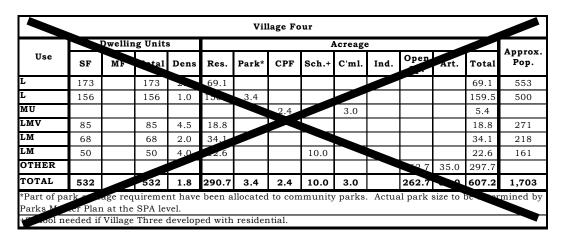


Exhibit 45 Village Four Land Use Table

Neighborhood Park

c. Village Four Policies

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location adjacent to Wolf Canyon and the Otay River Valley.
 - Low density character of the village land uses.
 - Fragmented character due to landforms and intervening roads.
 - The dominant landform of Rock Mountain.
 - Linkage and compatibility with Villages Eight and Seven and with the Community Park.
 - Views to Wolf Canyon, Rock Mountain, and the mountains to the east.
 - Consideration of major rock outcroppings.

- o In order to preserve the integrity of the landform, only low density residential may be placed along the south facing slopes of Rock Mountain.
- o Development should be less intense in this village than in urban villages.
- o Areas Lots designated "ML LM" (2.5–3.8DUs/acre), adjacent to Wolf Canyon, will have 1/2 acre lots, with the remaining lots should averageing—10,000 square feet, with clusering permitted to provide flexibility in grading, minimize landform alteration and promote a sensitive development design. Building type Is limited to detached single-family dwellings.
- o The Village Four Ceommunity Ppark may develop Independent from the balance of Village Four and may be Includeed within the SPA Plan for the adjacent Village Two area. The balance of Village Four may be the subject of a future SPA Plan.

Village Core Policies:

- o To preserve the general character of the land form, the village core shall be placed away from the slopes of Rock Mountain.
- o Although the village is not located along the light rail transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 5.1 2.14.1 acres of local parks in Village Four. To satisfy this requirement, 3.4 acres of neighborhood parks/town square are planned. This obligation is satisfied through the provision of the Village Four community park. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village Four:

- o Natural oOpen space preserve areas adjacent to Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- o Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- o Reserve a natural habitat corridor of coastal sage scrub linking the Otay River Valley with Wolf Canyon consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.

The final location and width to be determined by future corridor studies.

- o Rock Mountain Guidelines:
 - The peak of Rock Mountain shall be retained for public access, as a natural overlook as shown on the GDP/SRP Land Use Map.
 - Rock outcroppings on Rock Mountain shall be preserved as open space.
 - Development on Rock Mountain shall be subject to design review to address grading, visual impacts on the Otay Valley Regional Park and the preservation of rock outcropping.
- o The outer limits of the wildlife corridor has been established adjacent to the quarry. This area has been identified on the GDP/SRP Land Use Map with a limited development designation. Development may encroach into this area, provided it meets the design criteria established in the Otay Ranch Wildlife Corridor Study, Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- o The village edge should be a landscaped buffershall be consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, providing a soft transition to Wolf Canyon and to the Otay Valley Regional Park.
- Any grading or planned improvements adjacent to Wolf Canyon shall consider the planned development within Villages Two and Three.
- o The broad valley of Wolf Canyon shall be retained as open space amenity. <u>Uses—Surrounding uses</u> shall be consistent with the findings of the Wildlife Corridor Study, <u>and</u> the <u>Otay Ranch RMPResource Management Plan</u>, and the Chula Vista <u>MSCP Subarea Plan</u>.
- Residential lot lines and grading shall not extend into Wolf Canyon, areas designated as open space preserve under the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, or the open space scenic corridor area along Otay Valley Road without appropriate environmental review. Modifications to preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.
- o Pedestrian trails shall link the village with the Otay Valley Regional Park.
- o The Main Street alignment is generally as depicted in the GDP/SRP Land Use Map in Village Four. This alignment may be adjusted north or south without encroaching in development areas, as determined in further biological resource studies at the SPA level.

Other Village Four Policies:

- The visual impacts of associated with development in areas adjacent to Wolf Canyon and the Otay River Valley shall be considered in the design of neighborhoods and the community park along this edge. A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon and the Otay River Valley. The analysis shall illustrate the natural grade of the area and the topography after grading.
- o Landform grading guidelines for the edges of Wolf Canyon, Rock Mountain, and the open space scenic corridor along Main Street Rock Mountain Road shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- o Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park/Otay River Valley shall be included in the Village Design Plan for Village Four. Specific SPA guidelines shall incorporate guidelines developed in the Overall Ranch Design Plan.
- o Development adjacent to the rock quarry shall be phased to minimize the impacts from active quarry operations. Restrict access to active quarry uses from adjacent residential and park uses through the use of fencing or other buffering techniques. Special setbacks and design features may be needed to mitigate noise impacts from quarry uses.

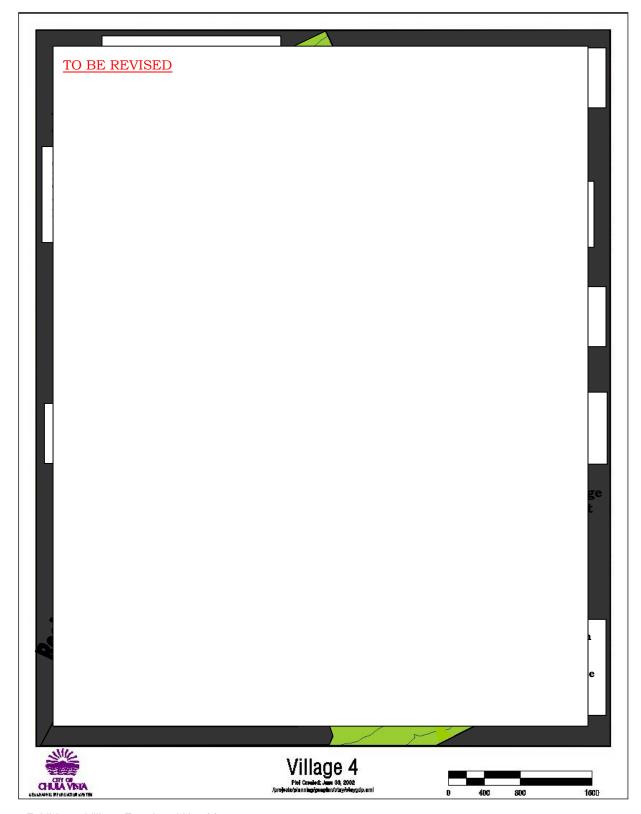


Exhibit 46 Village Four Land Use Map

5. Village Five

a. Village Five Setting

Village Five is comprised of approximately 490 acres located in the northern portion of the Otay Valley Parcel, southwest of the proposed interchange of SR-125 and Otay Lakes Road. The village is bounded on the north by Telegraph Canyon and to the south by Poggi Canyon. The site is characterized by a broad mesa between the canyons.

Open Space and Habitat: The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The southern edge of the village consists of the undulating slopes of eastern Poggi Canyon. The natural habitat of the canyon at this location has been farmed. The northern edge of the village is Otay Lakes Road.

Land Use: Village Five is located south of the existing neighborhoods of eastern Chula Vista. Surrounding land uses include Southwestern College, existing residential neighborhoods to the north, Villages One and Six to the west and south, and the EastLake Greens development to the east of Village Five. The planned route for SR-125 forms the eastern boundary. Also on its eastern edge is a 60-acre site utilized by the Otay Water District for water storage. The San Diego Aqueduct forms the northeastern corner of the village.

Visual: Scenic values extend along Otay Lakes Road and Olympic Parkway, identified in the GDP/SRP Mobility Chapter as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east, and to the Pacific Ocean to the west.

Relationship to Other Otay Ranch Villages: Village Five is located across La Media Road from Village One, creating an opportunity for positive synergism between the two villages.

b. Village Five Description

Village Five is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Five contains:

- o A maximum of 1,263 single-family residential units
- o A maximum of 1,550 multi-family residential units
- o Build-out population of approximately 7,994
- o A village core area including;
 - A "Main Street Mixed Use development
 - Public and community purpose facilities

- A light rail transit stop and station
- An elementary school
- Multi-family residential

•

· Affordable Housing

						Vil	lage Fi								
Use		D. Vir	g Units	}		Acreage									
	SF	MF	Total	Í	Res.	Park**	CPF	Sch.	C'm1.	Ind	Sp.	Art.	Total	Approx Pop.	
LMV	1263		1,263	4.5	280.0	6*							280.6	4,042	
MU						10.0			6.0				27.3		
MН		1,615	1,615	18.0	89.7			10.					99.7	4,118	
OTHER											70.4	15.4	85.8		
TOTAL	1263	1,615	2.0	7.8	370.3	10.0	11.3	10.0	6.0		70.	15.4	493.4	8,160	
*Neighbor **Part of		eage req	uireme	nt have		l acreage llocated t		nunity	parks.	Actual	park si	ze to be	e determ	h. by	

Exhibit 47 Village Five Land Use Table

Neighborhood Park(s)

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location between two scenic canyons/corridors with undulating edge conditions.
 - Linkage and compatibility with Village One.
 - Relationship with existing adjacent development, including EastLake.
 - Views to the surrounding mountains to the northeast and east, and to the ocean in the west.
 - Location along a proposed light rail transit line.

Village Core Policies:

- The village core identity and form are based upon a traditional "Main Street" character, with village-serving retail, higher density residential office and public facilities fronting on East Palomar with a main street theme.
- o The Village Five core shall be designed to accommodate a transit line/transit stop.
- o The number of homes identified for the village core is a minimum and may not be reduced.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 24.5 acres of local parks in Village Five. To satisfy this requirement, 16.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village Five:

- o Setbacks and landscaping shall be provided along Otay Lakes Road/Poggi Canyon in keeping with the open space scenic corridor guidelines which will be developed in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- o The proposed underground water storage facility on the village's eastern edge may include open space/recreation uses on its surface, designed to include access from the village.

Other Village Five Policies:

- o A visual analysis with photo simulations shall be performed at the SPA level to assess the visual impacts of development adjacent to Poggi Canyon and Otay Lakes Road. Visual analysis requirements will be defined in the Overall Ranch Design Plan.
- o Light rail transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- o A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- o Landform grading guidelines for the edge of Poggi Canyon and Otay Lakes Road shall be developed as part of the Village Design Plan at the SPA level. These guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- o Pedestrian, bicycle, and vehicular access should be provided to EastLake and adjacent villages.
- o A golf cart overpass will be provided between Villages Five and One.

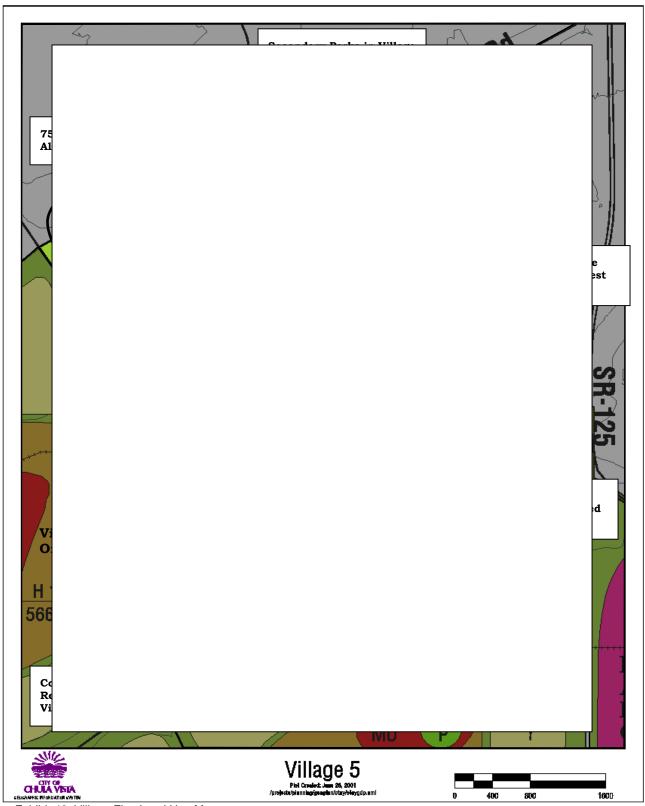


Exhibit 48 Village Five Land Use Map

6. Village Six

a. Village Six Setting

Village Six is comprised of approximately 365 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.

Open Space and Habitat: Village Six does not contain significant natural resources, as it has historically been used for agricultural purposes. The undulating slopes of eastern Poggi Canyon define the northern edge of the village.

Land Use: Village Six is located in the interior of the Otay Valley Parcel, surrounded by land used for agricultural purposes. The village is surrounded by Villages Five, Seven, and Two to the north, south, and west, and the Freeway Commercial site to the east, across SR-125. Village Six is located immediately west of the proposed SR-125.

Visual: Village Six contains distant views to the mountains to the east, southeast, and northeast. Scenic values exist along Poggi Canyon, an open space scenic corridor.

Relationship to Other Otay Ranch Villages: Village Six is intended to have a close relationship with Village Five, to the north, connected with light rail transit connection.

b. Village Six Description

Village Six is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Six contains:

- o A maximum of 990 single-family residential units
- o A maximum of 1,242 multi-family residential units
- o Build-out population of approximately 6,336
- o A village core area containing:
 - · Commercial uses in a mixed use setting
 - Public and community purpose facilities
 - A bus/rail line stop
 - An elementary school
 - Multi-family residential
 - A Town Square/Village Green/Main Street
 - Affordable Housing

Neighborhood Park

						Vill	age Siz	ž.							
		Dwellir	ng Units			Acreage									
Use	SF	MF	Total	Dens	Res.	Park**	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	Approx. Pop.	
LMV	990		990	4.8	206.3	2.9*							206.3	3,169	
MU						10.0	8.8		4.6				23.4		
МН		1,242	1,242	18.0	69.0			10.0					79.0	3,167	
OTHER											39.7	16.5	56.2		
TOTAL	990	1,242	2,232	8.1	275.3	10.0	8.8	10.0	4.6		39.7	16.5	364.9	6,336	

*Neighborhood park land included in residential acreage.

**Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.

Exhibit 49 Village Six Land Use Table

c. Village Six Policies

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location adjacent to Poggi Canyon, an open space scenic corridor.
 - Location along the proposed light rail transit route.
 - Views to the mountains on the east, southeast, and northeast.
 - Compatibility and linkage with Villages Two and Seven.
- o Village Six shall promote uses and activities which encourage ridership, and services for transit users.

Village Core Policies:

- o A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- o The number of homes identified for the village core is a minimum and may not be reduced.
- o Some services for users outside the village may be provided in the village core.
- o The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 19.0 acres of local parks in Village Six. To satisfy this requirement, 12.9 acres of neighborhood

parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village Six:

- Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along Olympic Parkway in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- o Potential SR-125 shall be considered in the placement of uses and buffers.
- o A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.
- o Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.
- o Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.

Other Village Six Policies

- o Site planning shall minimize noise impacts and conflicts with SR-125.
- o Light rail transit line rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- o Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.

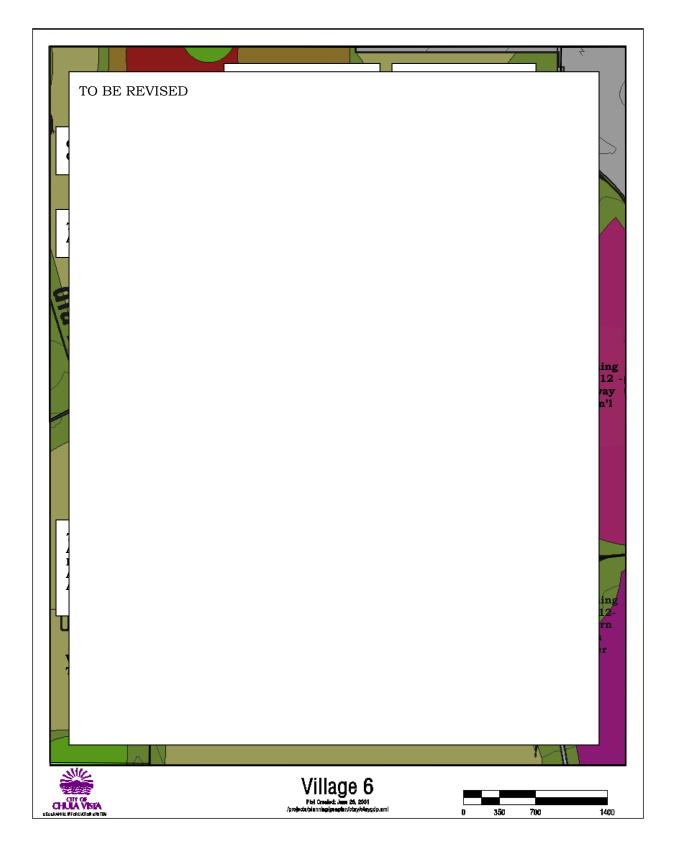


Exhibit 50 Village Six Land Use Map

7. Village Seven

a. Village Seven Setting

Village Seven is comprised of approximately 412 acres located east of Wolf Canyon and north of Rock Mountain Road.

Open Space and Habitat: The Village Seven site has historically been used for agricultural purposes and does not contain significant environmental resources. The upper reaches of Wolf Canyon extend into the village, although this area has no sensitive resources.

Land Use: Village Seven is located in the interior of the Otay Valley Parcel, surrounded by land historically used for agricultural activities. The village is surrounded by Villages Six, Eight, Four, and the Eastern Urban Center (EUC) to the east, across SR-125. Village Seven is located immediately to the west of the planned SR-125. A 50-acre Vortac facility (an aviation navigational facility) is located within the village site.

Visual: Village Seven contains views into the upper reaches of Wolf Canyon, and more distant views to the mountains to the east and northeast. The Vortac facility provides potentially negative near views within the village.

Relationship to Other Otay Ranch Villages: Village Seven has a direct access to the Eastern Urban Center (EUC), and a close relationship with Villages Two and Four, the lower density villages on the edges of Wolf Canyon to the west. Village Seven is located between these lower intensity villages and the urban uses planned for the Eastern Urban Center. Thus, Village Seven will provide a transition from the lower densities, open space, and recreational opportunities near Wolf Canyon to the more intense neighborhoods in the EUC.

b. Village Seven Description

Village Seven is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Seven includes:

- o A maximum of 1,053 1,028 single-family residential units
- o A maximum of 448 multi-family residential units
- o Build-out population of approximately 4,433 4,512
- o A middle school
- o A high school
- o A trail connection through the village connecting Wolf Canyon to the west to the Eastern Urban Center to the east
- o A village core area containing:

- Commercial uses in a mixed use setting
- Public and community purpose facilities
- A transit stop
- An elementary school
- Multi-family residential
- A Town Square/Village Green/Main Street
- Affordable Housing
- Neighborhood Park

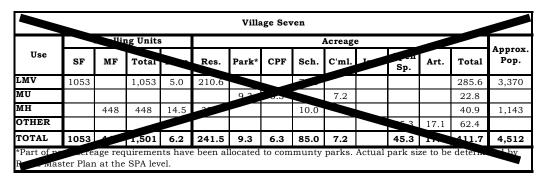


Exhibit 51 Village Seven Land Use Table

c. Village Seven Policies

Village Character Policies:

- o The village character shall be guided by the following qualities:
 - The greenbelt corridor connecting the village with Wolf Canyon, the Eastern Urban Center and Salt Creek shall be a unifying feature of the village.
 - Compatibility with the Eastern Urban Center.
 - Views into Wolf Canyon and distant views to the mountains to the east and northeast.
 - Complementary relationship with Village Four.
- o Higher densities shall be strategically located to provide a transition from the more intense urban uses of the Eastern Urban Center and SR-125, to the lower intensity uses near Wolf Canyon.

Village Core Policies:

o The greenbelt connection which winds through the village shall be an integral design element of the village core, potentially connecting open space, trails, recreational amenities, civic uses and schools. This greenbelt may be located within or adjacent to the core area.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 13.5 acres of local parks in Village Seven. To satisfy this requirement, 9.3 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC Village Four.

The following policies shall guide the design of parks and open spaces in Village Seven:

- A regional pedestrian and open space link will be provided through the village connecting Wolf Canyon on the west to the Eastern Urban Center and Salt Creek on the east. This greenbelt connection may take several forms, including a greenbelt, parks, trails, and the pedestrian portion of promenade streets. The average width and continuous character of the greenbelt shall be defined in the Overall Ranch Design Plan. The greenbelt shall average 200 feet in width (excluding street right-of-way) over the entire length of any village (requirements set forth in Section E, Implementation) to provide a direct connection between the village core, Wolf Canyon, and the intense uses of the Eastern Urban Center (see GDP/SRP Land Use Map).
- o The average width of the pedestrian open space/trail corridor shall be calculated from one edge of the village to the other.
- o Buffering shall be provided to screen the Vortac facility (aviation navigation facility) from adjacent land uses, if this use is not relocated.

Other Village Seven Policies:

- o <u>Three Two</u> schools are planned in Village Seven. These shall be appropriately separated with intervening land uses. The high school and middle school shall abut the regional open space, providing for non-vehicular access.
- o Although this village is not located along the transit line, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

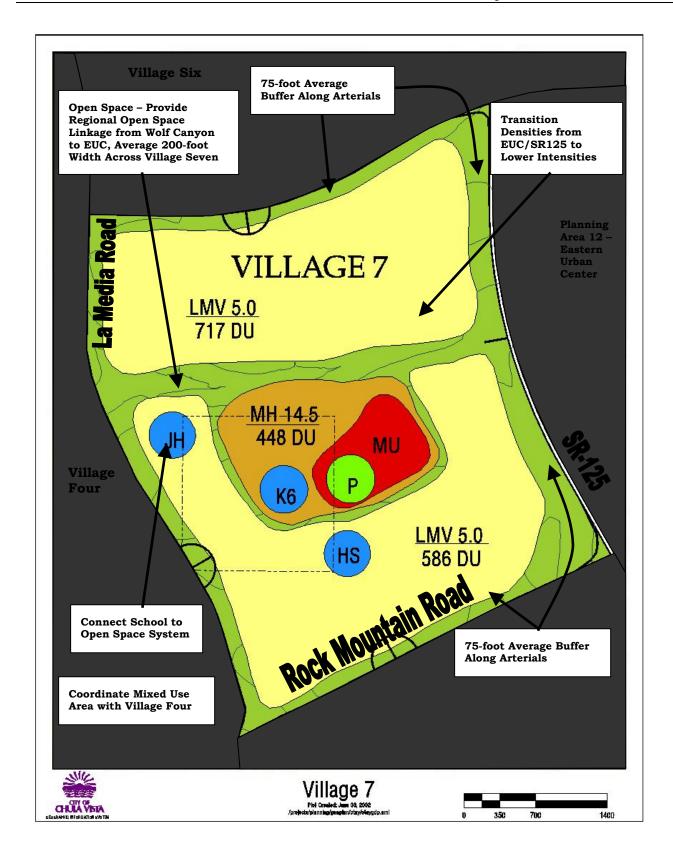


Exhibit 52 Village Seven Land Use Map

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8. Village Eight

a. Village Eight Setting

Village Eight is comprised of approximately 343_500 acres located in the southern portion of the Otay Valley Parcel, northwest_west of the proposed interchange with SR-125 corridor and Otay Valley Road. The site is located north of the Otay River Valley.

Open Space and Habitat: Village Eight is located near two open space resources: Rock Mountain to the west, and the bluffs abutting the Otay River Valley to the south.

Land Use: Village Eight is located adjacent to the Otay River Valley to the south. An existing water reservoir is located on an out-parcel in the western portion of the village. Planned SR-125 forms the eastern village edge.

Visual: Scenic values extend along La Media Road, an open space scenic corridor. The village contains views to Rock Mountain, and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Eight is located next to Village Seven to the north, and Village Four to the west. Village Four, a low density village, may have a close relationship with Village Eight to secure services, beyond those provided within its small village core.

b. Village Eight Description

Village Eight is—consists of an Urban Village Town Center and a residential village of low-medium density to the south of the Town Center. Urban Villages Town Centers are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses—within a 1/4 mile of a transit station the village cores. Village Eight contains:

- o A maximum of $\frac{1,021}{565}$ single-family residential units
- o A maximum of 436 1,017 multi-family residential units
- o Build-out population of approximately 4,379 4,402
- o A village core Town Center area containing:
 - Mixed use Commercial uses and multi-family residential
 - Public and community purpose facilities
 - A transit stop
 - An elementary school

o A Middle School

Multi-family residential

- A Town Square/Village Green/Main Street
- Affordable Housing
- Neighborhood Parks
- Portion of the Community Park located principally within Village Four
- o A Regional Technology Park of approximately 200 acres In size.

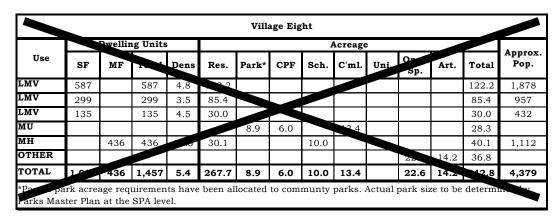


Exhibit 53 Village Eight Land Use Table

c. Village Eight Policies

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Location adjacent to Otay River Valley.
 - Low density character of the village land uses.
 - Town center with higher density housing, office and retail.
 - A pedestrian—oriented arterial streets system.
 - Linkage and compatibility with Villages Four and Seven.
 - Views to Rock Mountain, the Otay River Valley and the mountains to the east.
- o Land use designs shall consider the overall natural landform and generally slope down toward the Otay River Valley.

Village Core Town Center Policies:

• Village Eight Town Center will provided higher density mixeduse commercial and residneential development within a 1/4 mile of transit station.

- Aterial sStreet access to through the Town Center will be provided by Town Center Arterials.
- The Town Center Arterial shall convey arterial traffic through the center of the town Town Center linked with on a pedestrian oreintedoriented grid system of streets. One way couplets may be used considered for the Town Center Arterial design.
- Residneential densities decrease with distance from the center of the town.
- o Although Village Eight is not located along the transit route, and a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- o Village Eight will provide some commercial and public services to the low density residential neighborhood (Village Four) to the west.

Regional Technology Park Policies (RTP)

- The RTP should provide larger-area building sites to attract well-established research, Research and Development (R&D), and manufacturing businesses
- SPA policies should encourage site design that allows for high level amenities to enhance the workplace environment.
- WharehouseWarehouse, office, retail, professional, and other ancillary uses should be limited to those necessary to support and enhance research, R&D and manufacturing uses.
- Provide a distinctly <u>lidentifiable</u> and high quality "campus" environment with unifying design theme elements.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 13.1 23.1 25.0 acres of local parks in Village Eight. To satisfy this requirement, 8.925.0 acres of community park/neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village Eight:

o Natural oOpen space <u>preserve</u> areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon will be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan.

- o Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- o Setbacks and landscaping shall be provided along La Media Road in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- o Lot lines and grading shall not extend into natural open space preserve areas without appropriate environmental review.

 Modifications to the preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan policies.
- o The village edge shall be a landscaped buffer, consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan providing a soft transition to the Otay Valley Regional Park.
- o Pedestrian trails shall link the village to the Otay Valley Regional Park, <u>Village Greenway and the Chula Vista</u> Greenbelt.

Other Village Eight Policies:

- o The water reservoir site shall be appropriately screened and landscaped to minimize the impacts on nearby land uses.
- o The visual impacts of <u>associated with</u> development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the visual analysis requirements.
- o Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be included in the Village Design Plan for Village Eight. These guidelines shall incorporate Ranch-wide guidelines established in the Overall Ranch Design Plan.
- Locate a junior high school, designed with a pedestrian orientation, in Village Eight at the corner of the intersection of La Media and Rock Mountain Road. Because the Sweetwater High School District serves a larger area than Otay Ranch, this school may need to serve grades 7 through 12. The district will determine at the SPA level the grades to be served and area needed for the school.

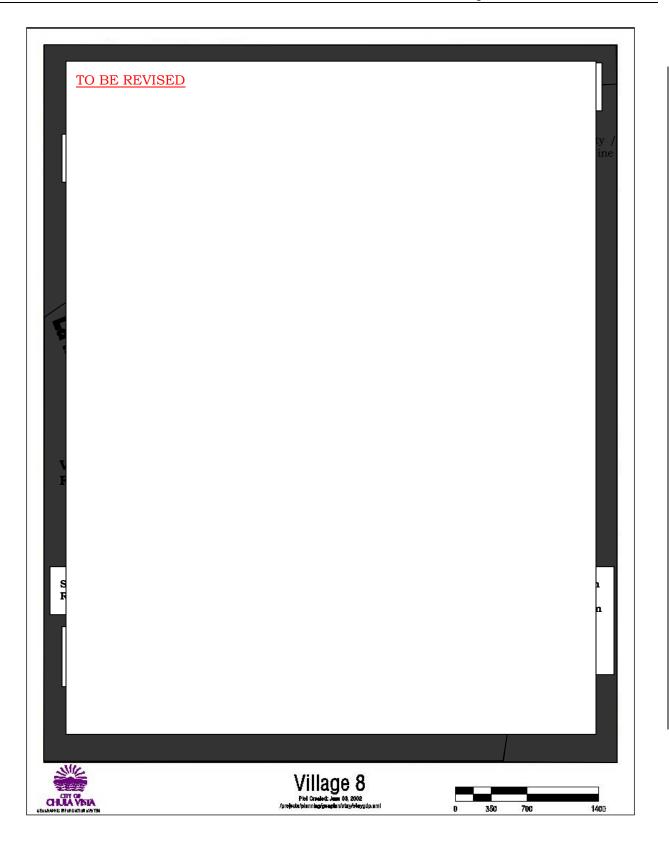


Exhibit 54 Village Eight Land Use Map

9. Village Nine

a. Village Nine Setting

Village Nine is comprised of <u>a Town Center and surrounding residential village of approximately 364_417</u> acres located in the southern portion of the Otay Valley Parcel, northeast of the proposed interchange of SR-125 and <u>Main Street_Otay Valley Road</u>. The site is north of the Otay <u>River-Valley.</u>

Open Space and Habitat: Village Nine is located adjacent to two the natural resource areas: Salt Creek and of the undulating slopes and bluffs of the Otay River Valley. Areas of significant habitat occur along the bluffs, including coastal sage scrub.

Land Use: Surrounding uses include the County Detention Facility, Donovan State Prison, Otay Mesa industrial area and Brown Field, to the south across the river valley. Proposed SR-125 is the western village boundary.

Visual: Scenic values extend along <u>Main Street,Otay Valley Road</u> an open space scenic corridor. The village contains views to Rock Mountain, the Otay River Valley, and Salt Creek, with more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Nine is located immediately south of the Eastern Urban Center (EUC) and west, southwest of the University Campus., with which the Village Nine and lits Town Center should have a complementary relationship with and seemless transitions to both the EUC and the . Village Ten University. is located to the north, and Village Eight and lits Regional Technology Park (RTP) is located to the west, across SR-125. Village Nine's relationship to the RTP, being located location between the University Campus and the RTP, should be to enhance and facilitate the relationship of the University and the RTP. A portion of Village Nine is separated from the remainder of the village by Main Street.

b. Village Nine Description

The primary land use for Village Nine is designated as University. The intent of the GDP is to reserve a site for a full scale university within the Otay Ranch. Part II, Chapter 1, Section D, herein, describes the land use. The GDP reserves the land for a university for a period of time dependent on the phasing. See Part II, Chapter 9, Part B, for phasing policies. The secondary land use for Village Nine consists of an Urban Village with transit/trolley. Urban Villages are adjacent to existing urban development planned for transit oriented development with higher densities and mixed uses in the village cores.

Village Nine I is comprised of a Town Center and surrounding residential village that supports the University. The Town Center I is planned for transit oriented development with higher density

and mixed uses within a 1/4 mile of the transit station. Commercial uses support and may be supplemental to the University. Density within the mixed use area are higher to provide market rate housing for students, faculty and staff of the University. Village Nine contains University uses such as academic core, culture facilities, student and faculty housing, and reseach Institutes. Retail uses are Intended to support the unviersity.

Village Nine contains:

- o A maximum of 735-365 single-family residential units
- o A maximum of 1,010-3,416 multi-family residential units
- Build-out population of approximately 4,928 9,879
- o A village core Town Center area containing:
 - Commercial and multi-family uses in a mixed use setting
 - Public and community purpose facilities
 - A transit stop and station
 - An elementary school
 - Multi-family residential
 - A Town Square/Village Green/Main Street
 - Affordable Housing
 - Neighborhood Park

	Village Nine (Residential)**													
		Dwellin	g Units		Acreage									
Use	SF	MF	Ĭ	Dens	Res.	Park*	CPF	Sch.	C'ml.	Uni.	Ope	Art.	Total	Approx. Pop.
LMV	621		621	4.5	138.1								138.1	1,989
MU						10.0	6.9		8.7				25.6	
МН		1,010	1,010	18.0	56.1		\mathbf{y}	10.0					66.1	2,575
L	114		114	2.0	56.9								56.9	364
OTHER											58.1	19.1	77.2	0
TOTAL	735	1,010	1,74	6.9	251.1	10.0	6.9	10.0	8.7	0.0	21	19.1	363.9	4,928

*Part of park acreage—affements have been allocated to community park. Actual park \$128. See determined by Parks Master Broadt the SPA level.

**Village has a primary land use designation of University, as depicted in the table titled "Village Ning", and a secondary land use designation of residential as depicted in this table.

Exhibit 55a Village Nine Land Use Table (Residential)

	University*														
		Dwellin	g Unit	S	Acreage										
Use	SF	MF	7	Dens	Res.	Park	CPF	Sch.	C'ml.	Uni.	Open.	nrt.	Total	Approx. Pop.	
LMV															
MU															
MH					_										
L															
UNIVERSITY										633.1	7.1		1,270.2		
TOTAL										633.1	637.1		1.270.2		

University Lendes Villages Nine and Ten as well as an area east of these two villages. Alternative developments have Villages Nine and Ten with the residential village concept and the remainder as open space.

Exhibit 55c University Land Use Table

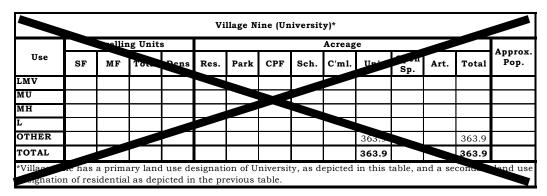


Exhibit 55b Village Nine Land Use Table (University)

c. Village Nine Policies

Village Character Policies:

- o The village character should be guided by the following qualities:
 - Proximity and relationship to the University
 - Location adjacent to the Otay River Valley.
 - High intensity of the village Town Center land uses.
 - Linkage and compatibility with the Eastern Urban Center.
 - Views to Rock Mountain, the Otay River Valley, Salt Creek and mountains to the east.
 - Location along a proposed transit line.
- The Eastern Urban Center, SR-125 and the transit corridor provide opportunities for higher density along the northern and western edges of Village Nine. The adjacent open space to the south suggests a lower density residential to complement topography and the Otay Valley Regional Park.
- o Development along the northern village boundary shall be compatible with the land uses in the adjoining Eastern Urban Center. Pedestrian walkways link multi-family residential areas, wherever feasible.
- o Residential development along the southern portion of the village shall emphasize views of the Otay River Valley.
- o Pockets of developable land south of Main StreetOtay Valley Road shall be used for lower density residential uses

overlooking the park, and shall be subject to special design criteria to be developed in the Overall Ranch Design Plan.

Village Core Town Center Policies:

- o A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core
- o Transit line rights of way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- o The number of homes identified for the village core is a minimum and may not be reduced.
- Village Nine Town Center will be provided higher density mixed-use commercial and residnetial development within a 1/4 mile of transit station.
- Street access through the Town Center will be provided by Town Center Arterials.
- The Town Center Arterial shall convey arterial traffic through the #Town Center connecting with a pedestrian oriented grid system of streets. One way couplets may be considered for use.
- Residential densities decrease from the center of the town.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of 14.8 21.0 acres of local parks in Village Nine To satisfy this requirement, 10.0 21.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

The following policies shall guide the design of parks and open spaces in Village Nine:

- Natural oOpen space preserve areas adjacent to the Otay River Valley identified on the M.S.C.P. Otay Ranch Resource Management Plan (RMP)—Subarea Plan, the GDP/SRP Land Use Map, and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan GDP/SRP Resource Management Plan shall be preserved outside of individual private lots.
 - Significant habitat areas shall be retained in natural open space.
 - Degraded habitat and slopes shall be revegetated consistent with revegetation and slope guidelines developed at the SPA level. Landform grading shall be utilized in

- these areas to represent natural slope gradients and provide an undulating edge with varying gradients.
- Slope without habitat areas shall conform to landscape concepts developed at the SPA level.
- o The village edge shall be a-landscaped bufferconsistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan, providing a soft transition to the Otay Valley Regional Park/Otay Ranch Preserve.
- o Lot lines and grading shall not extend into open space preserve areas without appropriate enviornmental review.

 Modifications to the preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan policies.
- o Pedestrian trails shall be provided to link the village with the Otay Valley Regional Park.

Other Village Nine Policies:

- The visual impacts of development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the requirements for the visual analysis.
- Contour grading shall be required adjacent to the Otay River Valley. Landform grading guidelines shall be defined and developed as part of the Overall Ranch Design Plan, and further refined in the Village Design Plan at the SPA level.
- o Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be developed in the Overall Ranch Design Plan and further refined in the Village Design Plan for Village Nine.



Exhibit 56 Village Nine Land Use Map - Primary University Land Use

Exhibit 57 Village Nine Land Use Map - Secondary Residential Village Land Use

Chapter 2 Mobility

Section A

Introduction

The Otay Ranch Mobility Plan provides a comprehensive, efficient, and safe system for a variety of transportation modes. This system completes and complements planned and existing regional systems.

Otay Ranch's western boundary is within a mile of I-805 and is connected to it by three major arterials. The project will complete the connection of the Otay Mesa with Chula Vista by providing three north-south arterials and SR-125. Links with rural county areas are provided and improved along Proctor Valley Road and Otay Lakes Road.

Automobile oriented improvements do not define the entire scope of improvements. Rather, they are only one component of an integrated mobility system, which includes bicycles, <u>earts_low-speed_electric_vehicles</u>, trails, pedestrian trails, <u>fixed_guideway_Bus-Rapid_transit_Transit_BRT_and_other_bus-transit_systems.</u>

Section B

Goals, Policies and Objectives

GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN OTAY RANCH WITH CONVENIENT LINKAGES TO REGIONAL TRANSPORTATION ELEMENTS ABUTTING THE OTAY RANCH.

Objective: Ensure timely provision of adequate local

circulation system capacity in response to planned growth, maintaining acceptable levels of service

(LOS).

Objective: Plan and implement a circulation system such that

the operational goal of Level of Service "C" for circulation element arterial and major roads and intersections can be achieved and maintained. Internal village streets/roads are not expected to

meet this standard.

Objective: Encourage other transportation modes through

street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS

standards or providing auto convenience.

On roads where posted speeds exceed 25-35 mph, separate trails will be provided for cart_low-speed electric vehicles travel.

Objective:

Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

Implementation Measure: Require, as a condition of approval of discretionary permits, the construction of new roads, bridges, roadway improvements, demand/system management, or other measures necessary to fully mitigate traffic impacts on circulation element roads, to avoid reduction in the existing level of service below "C," with the exception that LOS "D" may occur at signalized intersections for a period not to exceed a total of 2 hours per day. If the existing level of service is below "C," require necessary mitigation measures to maintain the current LOS.

Implementation Measure: Access to Circulation Element roads should be limited to maintain through traffic flow.

Policy:

Otay Ranch shall contribute its fair share toward financing the transportation facilities necessary to serve the demand created by the development of Otay Ranch.

Implementation Measure: To the extent that Otay Ranch contributes to the need for a facility outside of its boundaries, Otay Ranch development shall mitigate its impact by participating in impact fee programs, or other means determined at the SPA level.

Policy:

Support the design and construction of a regional circulation system that will have the capacity to carry the forecasted regional demand volumes through the area.

Policy:

Coordinate and integrate the Otay Ranch transportation system with the transportation facilities and plans of surrounding jurisdictions.

GOAL: ACHIEVE A BALANCED TRANSPORTATION SYSTEM WHICH EMPHASIZES ALTERNATIVES TO AUTOMOBILE USE AND IS RESPONSIVE TO THE NEEDS OF RESIDENTS.

Objective:

Study, identify and designate corridors, if appropriate, for light rail and transit facilities.

Policy:

Support and encourage the use of alternative forms of transportation such as public transit and car/van pools to reduce both roadway congestion and pollution.

Implementation Measure: Coordinate the planning of all new transit routes with established development patterns and land use plans.

Implementation Measure: No more than 15,000 dwelling units or 4,000,000 square feet of commercial use within the EUC shall be approved for the Otay Valley Parcel until such time as the funding is approved and construction assured for the light rail transit system.

Implementation Measure: Participate in programs for employers to encourage their employees to utilize alternate forms of transportation.

Objective: Promote alternative forms of transportation, such as

bicycle and eart low-speed electric vehicle paths, riding and hiking trails, and pedestrian walkways as

an integral part of the circulation system.

Policy: Provide a thorough and comprehensive bicycle

circulation system, emphasizing bicycle paths, segregated from vehicular traffic, between major destinations within and adjacent to the Otay Ranch

Project Area.

Policy: Develop patterns of land use which will allow the

elimination of automobile trips and encourage pedestrian movement through pedestrian-friendly

environments and proper land use mix.

Implementation Measure: Dedicate and construct bikeways as a condition of final map approvals, and require secure bicycle storage facilities at new commercial centers, public centers, industrial centers, transit centers, airports and multi-family developments.

Circulation Element Arterial and Major Roads

These roads typically provide for completion of the regional system. In this role, they are designed to operate at maximum efficiency, and provide for automobile and bus access to regional destinations, including freeways. They cross each other at intervals of three quarters of a mile or greater. Entry onto these roads, except at the EUC and Freeway Commercial, is restricted to Village Entry Streets. The following streets/roads reflect ultimate widths, but widths may be reduced at the SPA level based on the SPA traffic analysis and in accordance with the phasing plan:

Road Name	From	То	Classification
Alta Road	Otay Mesa Road	Hunte Parkway	6 Lane Prime*
Birch Road	La Media Road	SR-125	6 Lane Major
Birch Road	SR-125	EastLake Pkwy	4-6 Lane Prime
EastLake Pkwy.	Olympic Parkway	Hunte Parkway	6 Lane Major
Olympic Pkwy.	I-805	Hunte Parkway	6 Lane Prime
La Media/Otay Lakes Rd.	Bonita Road Telegraph Canyon Road	Otay Mesa Road Rock Mountain	6 Lane Prime
Otay Lakes Rd.	Hunte Parkway	Dulzura Crossing	6 Lane Prime
Main Street	I-805	Rock Mtn. Road	6 Lane Major
Main Street	Rock Mt. Road	SR-125	4 Lane Major
Otay Valley Road	<u>La Media</u>	Eastlake Parkway	
Hunte Parkway	EastLake Parkway	Olympic Parkway	6 Lane Prime
Heritage Road	Telegraph Canyon Rd.	Main Street Palm Ave.	6 Lane Prime
Heritage Road	Main Street	Palm Avenue	6 Lane Prime
East Palomar St.	I-805	Heritage Road	4 Lane Major
Proctor Valley Road	SA 1150.1	Millar Ranch Road	4 Lane Major
Rock Mtn. Road	Main Street Heritage	SR-125	Class I Collector
			6 lane Prime
Main Street+ Rock Mtn. Rd	SR-125	Hunte Parkway	4 Lane Major

^{*} Alignment may move west - Right-or-way to be protected.

⁺This section of Main Street from SR-125 to Hunte Parkway will be built only if Villages Nine and Ten are developed under the Residential Scenario rather than the University Scenario.

Policy: Provide a system that recognizes and is consistent with the adjacent circulation element roads.

Policy: Reduce Birch Road between SR 125 and Eastlake
Parkway from 6 lanes to 4 lanes In order to match
travel lanes to the Village entery street In Village 11
and provide a better pedestrian connection between
the Freeway commercial and EUC.

Policy: Provide Town Center Arterials In Village Eight and
Nine that may utilitize the couplets to be
determined on the SPA Plan.

Policy: Minimize impacts on adjacent residential and environmentally sensitive areas.

Policy: Minimize impacts on unique landforms by designing with the natural terrain where possible when selecting alignments.

Policy: Prohibit parking on arterial and major circulation element roads.

Policy: Provide over/undercrossings linking villages where appropriate. These should accommodate pedestrians and bikes and golf carts low-speed electric vehicles.

Policy: Provide bridges or culverts to allow for wildlife crossings where required by the Wildlife Corridor Study.

Policy: Prohibit bisecting village cores with circulation element roads.

Policy: Enhance traffic flow by minimizing the number of points of ingress and egress to villages from circulation element roads.

Policy: Prohibit driveways along arterials for any residential or village commercial use and strictly limit driveways for freeway commercial and EUC uses.

Policy: Design circulation elements roads in accordance with Exhibits 79 through 93.

Policy: Design the village road systems to provide a hierarchy of streets and alternate routes connecting to the village core area.

Policy: Design village roads for human rather and automobile scale while ensuring public safety in all cases.

Policy: Traffic calming devises such as neck downs, blub-

outs and traffic circles shall be provided In each

village and town center

Policy: All streets shall be tree-lined, consistent with an

overall village landscape plan.

Streets/Roads

Each village will provide a complex integrated system of roads, cart low-speed electric vehicles and bike paths, and pedestrian ways. The system is defined below by individual road types that may be found in all villages except for the rural standard. However, the actual pattern of roads varies within each village in response to site features, circulation element roads, topography, land use organization, etc. The following is a description of how these roads are located functionally within the village setting. While circulation element roads must adhere to prescribe levels of service, these interior roads are permitted to operate at less than established LOS. This is done to further encourage use of alternative modes of transportation.

Town Center Arterial

Town Center Arterials serve the Town Centers by bring arterial traffic Into the town cneters with a pedestrian oriented grid system of streets. These arterials provide for pededstrians, vehicles and transit In a walkable environment. Town Center arterials are typically a pair of two lane one-way streets (couplets) that provide the equivalent capcity as an four lane arterial. Couplets alloe for Intergration of pedestrians by providing slower travel speeds and narrower street width without reducing overall travel time through the Town Center.

Village Entry Streets

These divided roadways provide the "gateways" into the villages and are typically two lanes on each side of a median. They provide the only ingress and egress from the village to the arterial and/or major roads. One or more of these roads will visually focus on the village core/mixed use area. These roads extend from the Circulation Element Road to the Village Collector street, "alternate route" through the village. These roads always provide for pedestrian and alternate modes of transportation outside of the roadbed. In some villages these roads also reserve space for the future trolley.

Policy: Village entry streets should incorporate medians

and be landscaped to reinforce village character and

identity.

Policy: Direct driveway access shall be precluded on

primary village, promenade, or collector streets except for commercial and multiple family parking

areas.

Policy: Selected streets should provide direct visual access

to the village core.

Policy: Design streets to give balance to the needs of the

various modes of transportation using the street. Intersections should be designed to encourage pedestrian movement and reduce vehicle speed while ensuring public safety and providing for

emergency vehicle access.

Village Core Streets

These undivided roads provide the link between the village entry and the mixed use area. These roads are always within the core of the village. Parallel parking is provided along the sides of the roadway where residential development fronts onto the street. In areas without street fronting residential development, only emergency parking is provided. Light rail transit_BRT right-of-way is reserved adjacent to village core streets, along specified routes in Villages One, Two, Five, Six, Eight and Nine.

Promenade Streets

Promenade streets provide the most direct route from the residential areas to the village core. The promenade designation comes from the pedestrian, double tree lined path which parallels the street. Street parking is provided along the street, wherever residential units abut.

Policy: Promenade streets should accommodate adjacent or

integrated pedestrian, bikeway and alternate vehicles, with a double tree row at the pedestrian

element to enhance pedestrian scale.

Main Street/Plaza Streets

These core area streets promote a quality urban village and pedestrian oriented character. Carts Low-speed electric vehicles, bikes and automobiles travel slowly in the same lanes. The road is buffered from wide walks by parallel or diagonal parking. In designated villages, right-of-way is set aside for future transit use.

Residential Collector

These streets ring the village core although the core uses may be on both sides of the street. The collector is intended to provide an alternate route around the core area. Residential units usually abut both sides of the road, therefore parking occurs along both sides. Cart Low speed electric vehicle travel and bikes are accommodated in striped lanes in the road.

Residential Streets

Residential streets occur throughout the village. These streets have homes on one or both sides. Parking will be provided along the side or sides of the street. Carts-Low-speed electric vehicles and bikes travel in the roadway without a specially designated lane.

Policy:

Cul-de-sacs are permitted if, at the end of the cul-de-sacs, pedestrian, bike and <u>eart low-speed</u> <u>electric vehicle</u> access remain open to a link to the village core or other desirable uses. Dead-end cul-de-sacs are permitted only in perimeter locations.

Policy:

Multiple points of access In a grid system shall be provided. Block primeters shall not exceed 2,000 feet.

Alleys

In small lot single-family, multi-family and mixed use areas, alleys may be appropriate. Alleys provide garage and service access. Pedestrian, bike and <u>eart_low-speed electric vehicles</u> travel areas are not provided in alleys. Alleys are privately owned and maintained.

Traffic Calming

Vehicular traffic, while important for the circulation in all Otay Ranch villages, is considered secondary in importance to pedestrian traffic. Streets are generally designed to be narrower to reduce vehicle speeds, and the wide-spread use of dead-end culde-sacs is discouraged. In addition, "traffic calming" devices such as "roundabouts" and "neckdowns" are significant circulation design solutions, which are promoted in the Otay Ranch and are alternatives to the typical vehicular street system found in other planned communities.

Neckdowns and Roundabouts promote low speeds for vehicles and present a superior design solution for typical streets. Neckdowns, which decrease the number of travel lanes at intersections, or provide mid-block crossing opportunities for pedestrians, also promote easy pedestrian circulation. Neckdowns are intended to create a sense of vehicle "friction" by lowering vehicle speeds and creating pedestrian awareness for motorists. Roundabouts provide a function anddesign solution to ease circulation conflict and provide better pedestrian movement in villages and town centers. In addition, roundabouts function as a superior alternative in some cases to a signalized intersection.

Policy: Encourage the use of Traffic Calming devices throught the circulation plans for all villages, town centers and planning areas.

Rural Standards

Small scale streets with tight radius turns are proposed for very low density, large lots and steeper terrain areas. These tight turning radii streets have no curbs or gutters to promote a rural character and minimize grading and terrain modifications.

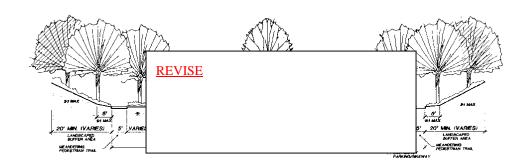
Objective: Large lot rural areas shall be planned using reduced

width road sections, with rolled curbs, gutters, or sidewalks. All unimproved shoulders shall be provided, which could be utilized by pedestrians.

Objective: Parking shall be provided to ensure convenient

access to activity centers, while encouraging pedestrian activity and reduced reliance on the

automobile.



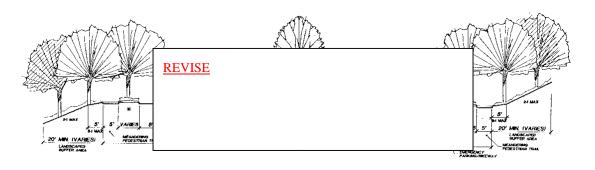
FOUR-LANE MAJOR STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

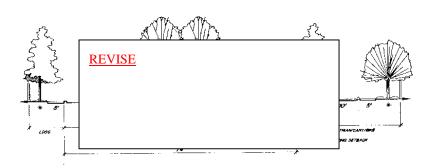
Exhibit 79 Four-Lane Major Street



PRIME ARTERIAL & SIX-LANE MAJOR STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK) 6' MIN. W/O TREES 8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 80 Prime Arterial & Six-Lane Major Street



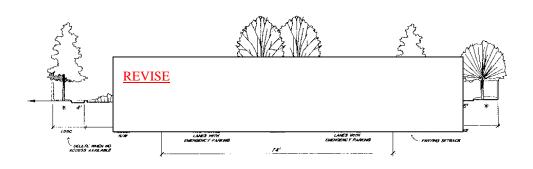
VILLAGE ENTRY STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 81 Village Entry Street



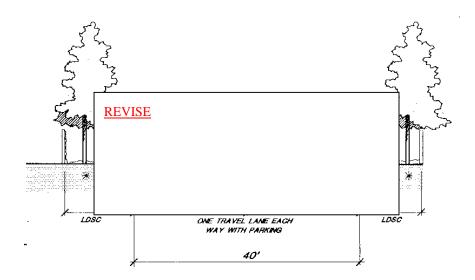
TRANSIT VILLAGE ENTRY STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 82 Transit Village Entry Street



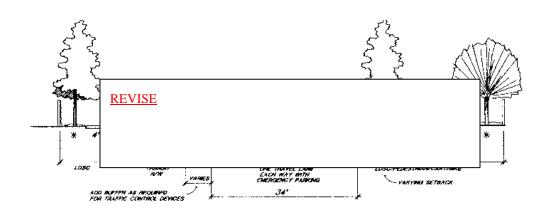
TYPICAL VILLAGE CORE STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 83 Typical Village Core Street



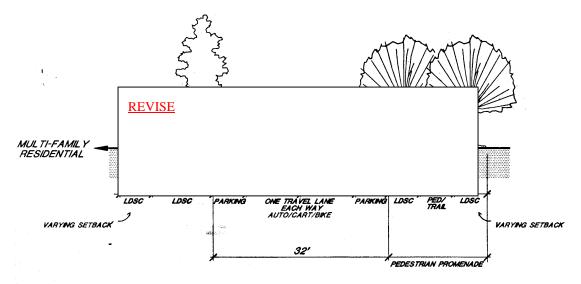
ATYPICAL VILLAGE CORE STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 84 Atypical Village Core Street

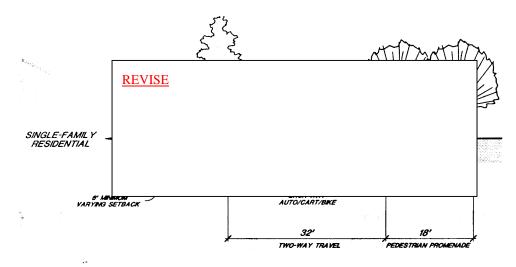


ATYPICAL VILLAGE CORE STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)
6' MIN. W/O TREES

Exhibit 85 Promenade Core Street

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

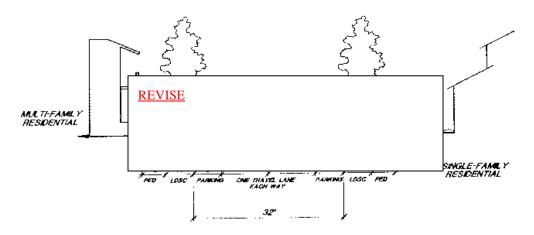


ATYPICAL VILLAGE CORE STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)
6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 86 Promenade Street at Single-Family Residential



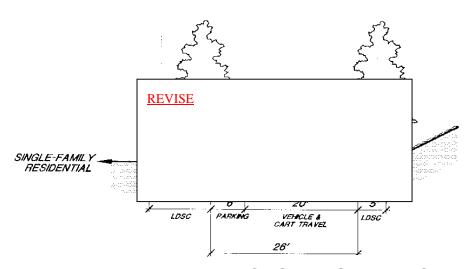
RESIDENTIAL COLLECTOR STREET

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 87 Residential Collector Street



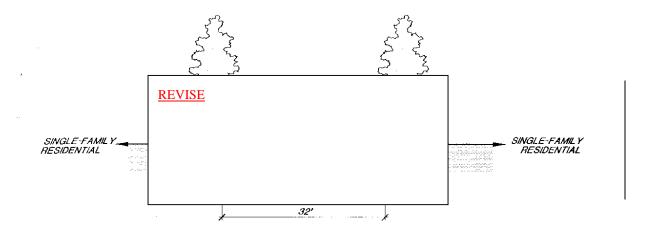
SINGLEY-LOADED RESIDENTIAL STREET

NOTE: SINGLE LOADED RESIDENTIAL STREETS REQUIRE FIRE MARSHAL APPROVED TURN AROUND UNLESS CONSTRUCTED AS THROUGH ROADS.

*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)
6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS) 14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 88 Single Loaded Residential Street



RESIDENTIAL STREET

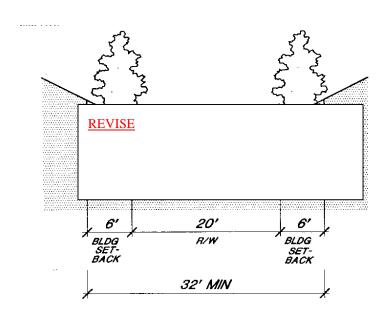
*3' MIN. W/O TREES (W/MEANDERING SIDEWALK)

6' MIN. W/O TREES

8' MIN. W/TREES (W/ROOT RESTRICTIONS)

14' MIN. W/TREES (W/O ROOT RESTRICTIONS)

Exhibit 89 Residential Street



ALLEY

Exhibit 90 Alley

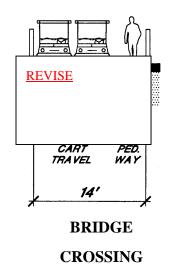
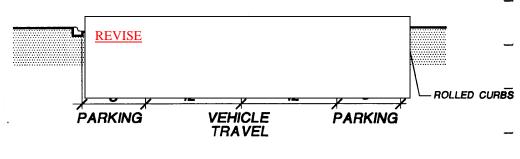
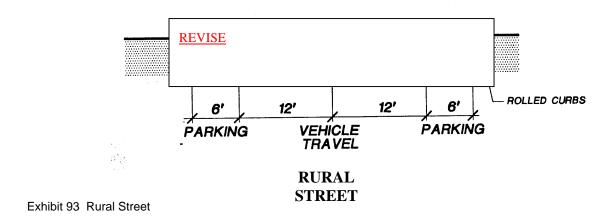


Exhibit 91 Bridge Crossing



RURAL COLLECTOR
STREET

Exhibit 92 Rural Collector Street



Natural Design Considerations

Objective: Design roadways to follow natural contours in rural

areas and steeper topography, except where safety, grading or strong design considerations suggest

otherwise.

Policy: Design roadways to minimize grading and the

height of cut and fill slopes.

Policy: Provide for wildlife as required in the Wildlife

Corridor Study.

Bus Routes

Objective: Otay Ranch land use, mobility and transit plans

shall be coordinated with local and regional transit plans to ensure that Otay Ranch villages are served

at the earliest stages of development.

Policy: Provide areas for interconnection of various modes

of transportation.

Policy: Provide transit/bus stops/shelters in village core

areas and close to service/commercial uses. Provide waiting and bike storage facilities at one

transit stop within each village core.

Policy: Coordinate bus stations with transit stations as set

forth in the trolley section.

Policy: Coordinate route and stops with light rail transit

districts.

Policy: Shelter design should be compatible with village

character/theme and may, therefore, vary from village to village. Shelter maintenance responsibility shall be determined during the design

process.

Policy: Encourage local loop bus routes connecting the

villages to the Eastern Urban Center and to other regional transportation systems, parks, schools, the

university and recreational areas.

Trolley Transit System

Regional transportation plans envision the expansion of the light rail bus rapid transit (BRT) system to connect the existing system to the international border and various urban areas, including Otay Ranch.

Objective: The Otay Ranch land use and mobility plans shall

incorporate regional plans for the expansion of the

light rail bus rapid transit system.

Policy: Coordinate with MTDB SANDAG, CVT and other

transit agencies to provide for the integration of the light rail BRT line into Villages One, Two, Five, Six, Eight and Nine, Park and Ride and the Eastern Urban Center. The light rail BRT transit alignment shown on the GDP/SRP Land Use Map is conceptual and will be more precisely located at the

SPA level of planning.

Policy: Provide for reservation of space for the light rail

BRT line within the identified villages/areas. Locate stations/stop areas, consistent with SANDAG MTDB standards, within the village cores/areas

identified for transit.

Policy: Bus stop locations should be coordinated with

future light rail transit BRt stops and should follow

the same design guidelines.

Cart Low Speed Electric Vehicle Travel

In concert with the primary objective to reduce the number of automobile trips, the interior road systems will be designed to provide for <u>eart_low speed electric vehicle</u> travel, per the previous sections. These <u>earts_vehicles</u> are commonly described as <u>golf earts_"Neighborhood Electric Vehicles (NEV)</u> and <u>ean_shall Include</u>

an_either__be__electric_motor or combustible engines_ (electric is preferred for air quality reasons). Cart_Low speed electric vehicle travel is permitted on roads with posted speed limits of 25-35 mph or less pursuant to the California Vehicle Code. On roads where posted speeds exceed 25-35 mph, separate trails will be provided for eart_low speed electric vehicle travel.

Objective: To reduce reliance on the automobile, the Otay

Ranch road system shall be designed to provide for

cart_low speed electric vehicle_travel.

Policy: Underpasses/overpasses should be provided at

strategic locations to minimize <u>eart low speed</u> <u>electric vehicle</u>/automobile conflicts on major arterials. Locations should be determined at the

SPA/Specific Plan level.

Policy: Cart Low speed electric vehicle parking facilities

should be located within village cores/town centers.

Policy: Coordinate <u>eart_low speed electric vehicle</u> travel

consistent with the policy contained in the village

roads section.

Bicycle/Pedestrian Paths

A system of regional and local bicycle and pedestrian paths is incorporated as a critical mobility component of Otay Ranch. The local paths are within villages and connect to the regional trails.

The internal street systems provide paths along the Village Entry Streets. These paths will serve both pedestrians and bicycles and are separated from vehicular traffic on this type of street. Residential Collector and Local Streets will serve as bike routes, where bicycles share the roadway with vehicles.

Grade separated bikeways will be considered along La Media from Wolf Canyon to Southwestern College and through Wolf Canyon across the EUC to Salt Creek.

A trail system shall be provided through open space areas. These shall be looped systems to provide for a variety of lengths of rides. In these areas, pedestrian, bike and equestrian trails will overlap.

Objective: The bicycle and pedestrian path system should

provide for a safe continuous pedestrian and bicycle

circulation system to all parts of villages.

Policy: The path system should connect to the village core

to encourage alternate means of travel.

Policy: Pathways should be two-way routes.

Policy: Signing should be posted at intervals, directing

bicyclists and pedestrians to the appropriate side of

the trail.

Policy: Drainage inlet grates, manhole covers, etc., on trails

should be designed to provide adequate surface for

tire or foot travel.

Policy: At-grade trail crossings should be provided for at

signalized intersections.

Policy: Bicycle storage facilities should be provided within

village cores, at transit and bus stops.

Policy: Underpasses/overpasses will be provided at

strategic locations to minimize automobile and trail user conflicts at arterial highways. Specific locations should be determined at the SPA/Specific

Plan level.

Bike, equestrian and other recreational trails are also planned as described in the Chapter 4, Parks, Recreation, Open Space.

Scenic Corridors

The Otay Ranch contains a number of valuable scenic resources such as natural landforms, rock outcroppings, unique vegetation, lakes and viewsheds, which merit protection along arterial roads.

Objective: Protect and enhance valuable scenic resources and

views throughout the Otay Ranch.

Objective: Design roadways and/or adjacent villages to protect

visual resources.

Objective: Coordinate with adjacent jurisdictions to encourage

protection of scenic corridor resources outside of

Otay Ranch.

Objective: Coordinate with <u>MTDB SANDAG</u> and other agencies

regarding facilities they may need to locate within scenic corridors and suggest measures to ensure

compatibility.

Policy: The following Otay Ranch routes are designated

scenic roadways:

Telegraph Canyon Road - provide for setbacks and landscaping along this edge. Variable setbacks, landform grading and recognition of existing swales in final grading is desirable. No existing vegetative character exists. It is recognized that modification

to existing landforms will occur.

Olympic Parkway - from the western property boundary to SR-125. The roadway should be sited

in the canyon bottom to preserve sideslopes and vegetation wherever possible. Protect steep slopes and vegetation on the north slope (south facing) between the western property line and Heritage Road. Further east, to Otay Lakes Road, topography of the north slope should be preserved. East of Otay Lakes Road and the entire south side should be contour-graded with extra setbacks and revegetation.

Main Street Rock Mountain Road/Hunte Parkway - from the western property line to Olympic Parkway. The road provides expansive views of the Otay River Valley, Rock Mountain, and Salt Creek. Protect views into the valleys and propose sensitive grading, setback and architectural controls along this edge.

Otay Lakes Road - from the Mary Patrick Estate to the Daley Quarry. This stretch of road provides opportunities for views of the Otay Lakes and other landforms. Preserve corridor views to the lakes as the road passes through the resort center. Carefully site architecture and use setbacks with height controls to preserve views. Continue an open, non-urban character along this corridor.

Proctor Valley Road - from Salt Creek Ranch to Highway 94. This road passes through open space areas providing views to Jamul, the San Miguel Mountains and Proctor Valley Creek. Final alignment should seek to preserve significant rock outcroppings and landforms, and preserve views to the Upper Otay Reservoir. Design for more urban character at the village center. In the Jamul area, provide large setbacks and fencing to project the developed rural ranchette character of Jamul.

Implementation Measure: Develop guidelines for setbacks, grading and landscaping along scenic corridors in conjunction with the Overall Ranch Design Plan.

Section C Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following:

- o SPA Requirements
 - Build-out transportation model analysis to the extent that SPA plan changes approved GDP/SRP system or generation.

- Phased transportation model analysis to show impacts to system with planned facility construction for SPA level development (including offsite roads).
- Review and refinement of land use plan for implementation of pedestrian and transit-oriented design, Transit Demand Management and Fixed Guideway Transit Transit First Plan for Otay Valley Parcel villages and Eastern Urban Center.
- Phased Transit Plan.
- Phased Bicycle Plan.
- Phased Trail Plan.
- Modification of above plans, if needed.
- Prepare Public Facility Financing and Phasing Plan to assure construction of facilities concurrent with demand -include on-site and off-site facilities to maintain threshold conformance.
- Develop/amend/revise financing mechanism for transportation facility construction (DIF).
- o Tentative Map Requirements
 - Conditioned to provide on-site transportation facilities.
 - Conditioned to adhere to Transportation Facility Phasing Plan for on-site and off-site facility thresholds.
 - Conditioned to provide off-site transportation facilities as required by Public Facilities and Financing Plan.
 - Conditioned to participate in financing mechanism for transportation facilities (DIF).
- o Final Map
 - Implement tentative map conditions.
 - Bond and provide for construction of improvements.
 - Secure rights-of-way.
- o Building Permit
 - Payment of fees (if appropriate).

Chapter 3 Housing

Section A

Introduction

The Otay Ranch Community will provide a wide spectrum of housing types and styles to respond to the needs of a diverse population within the South County region of San Diego. The Housing Chapter of this General Development Plan/Subregional Plan is intended as an extension of the Goals, Objectives and Policies contained within the Housing Elements for both the City of Chula Vista and the County of San Diego. The intent of this chapter is to identify specific short term (5 years) and long term measures that will integrate the Otay Ranch affordable housing goals, objectives and policies into existing regional and subregional programs. Measures contained within the City of Chula Vista's or County of San Diego's Housing Elements apply to that portion of Otay Ranch located within each respective jurisdiction.

Section B

Balanced Community

GOAL: CREATE A BALANCED COMMUNITY EXEMPLIFIED BY THE PROVISION OF A DIVERSE RANGE OF HOUSING STYLES, TENANCY TYPES AND PRICES.

1. Long Term Objective

Objective: Prov

Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share

allocation of housing.

Policy:

The Regional Share allocation shall be established for both the City of Chula Vista and the County of San Diego through SANDAG's Regional Housing Needs Statement, and shall be adjusted every five years by SANDAG in accordance with State Housing

Law.

Policy:

Continue to address the Otay Ranch's proportionate share of those Regional Share allocations, as determined in the Housing Elements of the appropriate land use jurisdiction, and periodically updated. Said proportionate share determination shall be consistent with SANDAG's Regional Share

allocation methodology.

Policy:

Coordinate City of Chula Vista and County of San Diego housing policies pertaining to Otay Ranch in the future Housing Element updates.

2. Five-Year Objective

Objective: Each Otay Ranch Village¹ will proportionately assist

the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the 5-year Regional Share allocation as provided by each jurisdiction's

Housing Element.

Policy: Encourage each "Urban Village" to offer a variety of

housing types, densities and prices which will enable affordability within each income group under

Regional Share.

Policy: Encourage housing opportunities for very low, low

and moderate-income households, and the dispersal of such housing among Otay Ranch

villages to promote a balanced community.

Policy: Consider the use of mobilehome and manufactured

housing as alternative building types to promote

affordability.

Policy: Support the exploration and use of innovative and

alternate building technologies and materials which reduce costs, increase affordability, and address environmental issues such as energy and water conservation, air quality improvements and

recycling.

Policy: Encourage the timely provision of each village's

affordable housing component in the earliest

development phase possible.

Policy: Priority shall be given to satisfying each Village's

Regional Share affordable housing obligation within that Village. However, when the agency of jurisdiction finds that; (1) it is infeasible to provide all the Regional Share obligation within the subject Village, and (2) a transfer of the obligation will not be significantly detrimental to achieving balanced communities, and (3) that development phasing and related provision of the subject units will not adversely affect attainment of the Regional Share allocation within the respective 5-year period, the agency may allow a portion of those affordable

housing obligations to be satisfied within another Urban Village, or Villages. Said transfer of

All "Urban Villages," "Specialty Villages" and the "Eastern Urban Center," as defined in the Land Use Chapter (Part II, Chapter 1, Section c.2.). The provision of affordable housing within the Rural Estate Area, or its transfer to "Urban Villages," shall be determined by the conceptual transfer plan referenced within the Implementation Measures, as a part of the initial Otay Ranch Village Housing Plan.

allocation between Villages shall provide the information required by implementation measure below, and shall assure provision of the transferred units through an agreement and appropriate conditions on the land prior to approval of the SPA for the Village from which the allocation is transferred.

Implementation Measures: Prior to approval of the SPA for the first Village proposing transfers, a conceptual plan shall be developed which addresses potential transfers of Regional Share affordable housing requirements from "Specialty Villages" and "Rural Estate Areas" to "Urban Villages," which plan shall indicate the amount of proposed transfers, establish guidelines for assignment of those transfer to avoid community imbalance or an overconcentration of lower-income housing in any Urban Village, ensure sufficient phasing of Regional Share affordable housing obligations, and demonstrate that the Village(s) can feasibly accommodate the additional percentage of affordable housing units being transferred.

Implementation Measures: Prior to or concurrent with approval of a SPA for each Village, a Housing Plan for that Village shall be approved which addresses the type and location of housing to be provided pursuant to the Regional Share allocations and any related policies contained in the Housing Elements of the appropriate land use jurisdiction. As minimum content, that Village Housing Plan shall:

o *Identify how it complies with the appropriate jurisdiction's housing programs.*

For the period 1992-1996, or until replaced with updated policies adopted by the applicable local jurisdiction, at least 5% of the total units within the Village shall be reserved for low-income households, and at least 5% for moderate-income households. The agency of jurisdiction will consider utilizing available resources and incentives to assist in the provision of the units as necessary and feasible. Where sufficient incentives are minimum resources and available, requirements may be exceeded by increasing the amount of low-income units provided, and/or in producing units affordable within the lower range of both low and moderate-Where sufficient subsidies, incentives income standards. and other resources are available, the land use jurisdiction and applicant shall attempt to provide very low-income affordability. After 1996, reservations by income level shall be consistent with the policies and programs contained within the Housing Elements of the appropriate land use jurisdiction.

- o Identify where the affordable units will be located, by income group, number, type and tenure.
- o Identify what portion, if any, of the required affordable units will not be satisfied in the subject Village, indicate to which Village they will be transferred, and describe the specific program/project under which they will be provided.
- o Include an acceptable phasing program for the timely provision of the affordable housing component in the earliest development phase possible. The phasing program should also address a schedule for the provision of any affordable housing obligation proposed for transfer to another Village.
- o Identify all local, state and federal incentive and funding programs which will be employed to provide the reserved units, including but not limited to density bonus programs, tax exempt mortgage revenue bond financing, and the use of non-profit partners. Any density bonuses for single-family residential areas shall be achieved solely through use of accessory units pursuant to the implementation measures below. Where density bonus programs are intended, the Plan shall indicate the following:
 - the area or areas where such bonuses are to be applied;
 - the number of bonus units and total project units within those area(s);
 - the increased level of infrastructure necessary to accommodate the units;
 - the income level of affordability of the bonus units;
 - whether the bonus units are for families or senior citizens;
 - the duration of reservation.

Density bonuses shall be consistent with the provisions of Section 65915 of the California Government Code, and subject to determination that such bonuses will not result in significant unmitigable adverse impacts upon public health and safety.

- o Consider sites where mobilehome/manufactured housing would be appropriate.
- o Provide, within the first phase In the City of Chula Vista, an Affordable Housing Agreement to satisfy the Telegraph Canyon Estates GDP and SPA Plan requirements. (City of Chula Vista Resolution No. 16960)
- o Indicate the extent to which alternate building technologies and/or materials are proposed to be used in both market rate

- and restricted units. If an experimental housing concept is proposed, indicate the location of project site and describe the concept.
- o In order to assure implementation of a Housing Plan, a specific program and agreement(s) shall be required to be negotiated with, and approved by the agency of jurisdiction, which guarantee the provision of the housing units described in the Plan. The formulation of such agreements shall be handled in a tiered fashion, starting at the SPA level and progressing in specificity and detail through subsequent planning processes, with final project-specific agreements required prior to the recordation of the respective final map, or final project approval where the subdivision of land is not involved.

Policy: Support the use of accessory dwelling units as an additional source of affordable housing for lower-income households.

Accessory living units should conform to the following guidelines:

- o Prior to, or concurrent with, the first SPA proposing accessory units, studies shall be prepared to determine demand and generation figures for traffic, water and sewer for accessory units within the Otay Ranch, based on varying tenancies. These studies must be found acceptable to the legislative body of the agency having jurisdiction, prior to approval of the first SPA which proposes such accessory units.
- o The SPA Level Environmental Impact Report (EIR) shall analyze community character and the service and facility impacts of accessory units. The area permitting the accessory units may need to be limited and specifically defined in the SPA in order to mitigate impacts. Anticipated population increases which may result from the accessory units shall be taken into account in the SPA Level Service/Revenue Plan calculations performed at the time of SPA review.
- o Accessory units shall be designed as an integral part of the single-family residence. Accessory units may be attached to or detached from the primary dwelling. Village Design Plans shall include specific design guidelines relating to architecture and site planning for accessory units to ensure that the single-family character of the neighborhood is protected.
- o Accessory units are not intended to function as duplexes and shall not be subdivided or otherwise separated in ownership.
- o No more than one accessory unit shall be permitted per single-family lot. Each accessory unit shall be limited to one

bedroom and shall provide for one off-street parking space in addition to the required parking for the main residence.

Section C

Fair Housing And Special Housing Needs

GOAL: THE PROVISION OF SUFFICIENT HOUSING OPPORTUNITIES FOR PERSONS OF ALL ECONOMIC, ETHNIC, RELIGIOUS AND AGE GROUPS, AS WELL AS THOSE WITH SPECIAL NEEDS SUCH AS THE HANDICAPPED, ELDERLY, SINGLE PARENT FAMILIES, LARGE FAMILIES AND THE HOMELESS.

Objective:

Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs, and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

Policy:

The level of special housing needs shall be identified for both the City of Chula Vista and the County of San Diego through SANDAG's Regional Housing Needs Statement, and updated every five years in accordance with State Housing Law.

Policy:

Otay Ranch shall address a proportionate share of those identified special needs as determined in the Housing Elements of the appropriate land use jurisdiction, as updated.

Policy:

Consistent with Otay Ranch's identified share of special housing needs, each Otay Ranch Village shall address housing opportunities for these needs groups, consistent with the Housing Elements of the appropriate land use jurisdiction, as updated.

Implementation Measure: The Housing Plan shall, in addition to previously identified content, address the housing to be provided for persons with special needs.

Policy:

Ensure compliance with all State and Federal statutes regarding barrier free environments and elimination of racial, age, religious, sexual and economic bias and discrimination in housing sales, rental, advertising and lending practices.

Implementation Measure: Each SPA Housing Plan shall be accompanied by an Affirmative Fair Marketing Plan which describes the various outreach efforts and lending practices which will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap or economic status.

Policy:

Include an adequate amount of land designated for community purpose facilities within Otay Ranch to provide for the location of facilities to shelter the homeless.

Implementation Measure: Each Village shall include land designated for community purpose facilities, upon which it is permitted that emergency shelters for homeless persons may be located.

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Chapter 4

Parks, Recreation, Open Space

Section A

Introduction

The park, recreation and open space system is the unifying fabric of the Otay Ranch. This system is designed to meet or exceed the City of Chula Vista and County of San Diego requirements, and enhance the quality of life for residents and visitors by providing active and passive recreational amenities at all levels.

The Otay Ranch park, recreation and open space system is comprised of a hierarchy of elements intended to respond to specific community and location needs and physical site conditions. The size and diversity of the Otay Ranch Project Area allows for creative approaches to planning park and open space areas and recreational services and facilities.

Section B

Goals, Objectives and Policies

The Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures provide for a variety of parks, recreation and open space amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities.

GOAL: PROVIDE DIVERSE PARK AND RECREATIONAL OPPORTUNITIES WITHIN OTAY RANCH WHICH MEET THE RECREATIONAL, CONSERVATION, PRESERVATION, CULTURAL AND AESTHETIC NEEDS OF PROJECT RESIDENTS OF ALL AGES AND PHYSICAL ABILITIES.

Objective:

Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Policy:

Provide local and regional trails which run through and/or connect open space areas in: Otay River Valley, Poggi Canyon, Wolf Creek Canyon, Salt Creek Canyon, Mt. Miguel, Jamul Mountain, Otay Mountain, Otay Lakes and BLM land.

Implementation Measure: Otay Ranch shall develop a local and regional trail system for riding, hiking and biking. The system should provide equestrian facilities, staging areas, local connections and regional through-routes grade separated from conflicting vehicular traffic where appropriate. Trail systems should have regional and local through-routes connected to other off-site areas such as city parks, greenbelts and BLM land. Trails may be separated for each activity.

Implementation Measure: Bicycle trails, paths and lanes should interconnect through a bicycle master plan.

Policy:

Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

Policy:

Planning for the Otay Ranch Regional Park System shall be coordinated with the planning for the Otay Valley Regional Park through the Otay Valley Regional Park Joint Exercise of Powers Agreement and the Otay Ranch Interjurisdictional Task Force to ensure that the regional parks include both active and passive recreation areas and trails, and consider adjacent development, community character, land use, conservation, preservation and citizen recreational needs are compatible with each other.

Policy:

Create a large-scale open space and regional park system with components in the Otay River Valley, Jamul Mountain and San Ysidro Mountains including regional parkland, open space, environmental preserves and local parks. This system shall connect to off-site parks and open spaces such as the Sweetwater River Valley, the western Otay River Valley and the San Ysidro Mountains BLM open space.

Policy:

Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.

Policy:

Plan for the development of multi-use trail facilities in the regional park and open space setting with appropriate connections to adjacent parks and facilities.

Objective:

Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Policy

Encourage public transit service to regional parks and provide access to handicapped and disabled persons, in accordance with the latest federal guidelines.

Policy:

Commercial recreation opportunities may be permitted within town square, community and regional parks to generate revenue to defray park operational expenses.

Policy:

Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

Policy: Minimize park operation and maintenance costs

and identify funding sources for continued operation and maintenance of all Otay Ranch parks

and open space land.

Objective: Provide neighborhood and community parks and

recreational facilities to serve the recreational needs

of local residents.

Policy: For the purpose of calculating the County's local

open space requirement, parks, open spaces and golf courses with public access may be appropriate

greenbelt areas.

Policy: Provide a minimum of three acres¹ of neighborhood

and community parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and

open space area.

Policy: Encourage the design of park sites adjacent to

public schools and other public lands where colocation of facilities is feasible. Joint use

agreements with school districts are encouraged.

Section C Park Facility System

A four-tiered system of public parks is provided through town squares and neighborhood, community and regional parks. This system will provide:

- 1. compatible park amenities within the town square parks;
- 2. active play facilities within the neighborhood parks;
- 3. community-level playing fields and complexes within the community parks; and
- 4. region-wide active and passive recreational areas within the Otay Valley Regional Park and San Ysidro Mountain Regional Park.

The Otay Ranch trail network connects the park system and the villages of Otay Ranch. This network of pedestrian walks, hiking/

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This policy is intended to be implemented within each village. That is, each village should provide a sufficient neighborhood and/or community parkland to enable Otay Ranch to meet the standard. However, community parks cannot be provided incrementally within each village because of the size and location of the planned community parks. The GDP/SRP identifies community parks, averaging 25 acres, in three Villages (Village Two, Ten and 12). Accordingly, it is recognized that during the build-out of Otay Ranch the actual provision of neighborhood and community park will temporarily exceed or lag behind the requirements of the policy, depending on the timing of the provision of community parks.

biking trails and equestrian trails links parks with each village. This linkage is a key design concept for Otay Ranch and will further reduce reliance on the automobile for local transportation needs.

The location of parks requires consideration of the amount and location of physical spaces, service standards, service radius, colocation of land uses and other design issues. Usable park acreage, for local parks, should generally conform to the following criteria: playing fields and areas designated for built facilities should be graded to a 2% slope; recreational lawn areas should not exceed a 4% slope; perimeter areas should not exceed a 3:1 slope; and unique or desirable land forms should be retained and integrated into the park design, with credit toward park requirements.

A total of 13,789.9² acres of open space is provided throughout the Otay Ranch, consisting of local and regional open space. The County of San Diego park standards require 15 acres per 1,000 population of regional parkland and 15 acres per 1,000 population of local parkland. The City of Chula Vista and County of San Diego require the dedication of 3 acres per 1,000 population of local parks. In accordance with the 3 acres per 1,000 population park dedication requirement and a projected build-out of approximately 78,555 residents, the Otay Ranch will provide 236 acres of local parks.

Pursuant to the County of San Diego standard of providing an additional 12 acres of local parklands and open space, the Otay Ranch GDP/SRP provides in excess of 12 acres per 1,000 population of local open space. The Otay Ranch GDP/SRP meets this requirement through the provision of 942 acres on a ranchwide basis, exclusive of regional park facilities, by providing the following: open space buffers along arterials, open space corridors through Village Seven, Ten, Eleven and the Eastern Urban Center, and hiking and riding trails in the villages, the Management Preserve, town squares, and other areas designed to provide recreational opportunities and visual relief to the Otay Ranch residents.

In addition, pursuant to the County of San Diego standard of 15 acres of regional park per 1,000 population, Otay Ranch will provide a minimum of 1,178 acres of regional park land. The local and regional parks are defined below:

1. **Town Squares:** Town Squares are located in some village center areas to serve the village residents. These parks average one acre in size. Town Square park facilities may

^{13,789,9} acres of open space is based on residential development in all the Otay Valley Parcel villages. If Village 3 develops industrial and Villages 9 and 10 develop as university, this open space number would be revised.

include tot lots, playground equipment, turf areas, picnic areas and similar active and passive recreation areas and improvements.

Town Square parks will provide a focal point for the village center and reflect a pedestrian design and urban character due to their proximity to higher density residential and commercial uses.

These parks will be private parks and will be owned and maintained by a central business district (or similar private maintenance entity). Guidelines for these parks shall be developed at the SPA level. Park dedication credit will be permitted for these parks.

- 2. Pedestrian Parks: Pedestrian parks are provided In the secondary single-family neighborhoods. They are 1/2 acre to 2 acres In size and have a 1/8 to 1/4 service radius. These parks are necessary due to the small lot nature of the single-family neighborhoods. Because these parks do not meet public park size standards, they will not receive park dedication credit. However, pedestrian parks satisfy a recreation need In the neighborhoods and therefore are eligible for Community Purposes Facility (CPF) credit.
- 3.2. Neighborhood Parks: Neighborhood parks are located to serve people within a 1/2 to 3/4 mile radius within each residential village. These parks serve the day-to-day recreational needs of local residents. Each neighborhood park should be sited in conjunction with a school site wherever feasible. The size and location of neighborhood parks shall be determined at the SPA level of planning. Neighborhood park facilities typically include lots, parking, tot restrooms/maintenance buildings, play ground equipment and play areas. The neighborhood parks are located in or adjacent to the village core, within the residential areas of the village. Pedestrian trails are provided to link these neighborhood parks to the residential neighborhoods.

In the more populated villages, neighborhood parks may be supplemented by town squares.

4.3. Community Parks: Community parks are located to serve the residents of multiple villages within an approximately 1- to 2-mile radius. Each park should be a minimum of 25 acres and offer intense recreational facilities such as athletic complexes, multi-purpose fields, court activities, large swimming pools and areas for outdoor active and passive recreation. Activities and amenities may include softball, youth baseball, soccer, tennis, basketball, volleyball, racquetball, community buildings/ facilities, family and group picnic areas, and other large scale areas for organized active

and passive recreation. They are planned to serve the active recreational needs of multiple villages.

Three community parks are planned for Otay Ranch within Village Two, Village Ten and the EUC. These park locations are linked to regional parks and open spaces.

- 5.4. Regional Parks: Regional parks are areas of natural quality used for nature oriented outdoor recreation. The primary purpose of these parks is to preserve and interpret sensitive environmental resources, and make these resources available for public recreational activities and enjoyment. Regional parks may include recreational activities such as camping, riding and hiking trails, nature and interpretive centers, picnic areas, golf courses, active and informal play areas and natural open areas. A regional park should be a minimum of 200 acres, with a minimum of 50 usable acres for active recreation. Regional parks achieve two important objectives:
 - o Provide residents of both the local community and region with broad-scale recreation, trail opportunities interpretive educational facilities; and
 - o Protect regionally-significant environmental resources (e.g., biological habitats, historic sites, etc.).

Regional park sites are selected because they are areas of natural quality worthy of preservation and public enjoyment, and also because they are areas which can be utilized and enhanced for large-scale, nature-oriented and interpretive outdoor recreation.

Regional parks may include active recreational uses such as golf courses, equestrian centers, and sports complexes (e.g., adult softball facility), and may also include camping, picnicking, nature centers, museums, informal play areas, and natural open space and preserves areas. Regional parks have parking, restroom, and other support facilities.

The Otay Valley Regional Park will be the first priority site for providing the required Regional Park acreage. If 100% of the requirement cannot be accommodated here, then areas within the eastern parcels and within the Management Preserve boundaries may be designated to achieve this standard.

a. Otay Valley Regional Park

A regional park can be established in the Otay River Valley to provide for a range of active and passive recreation uses. These active park uses should be concentrated in easily accessible nodes and located primarily in upland areas north of the Otay River and toward the western portion of the river valley. Active recreational areas may comprise up to 400 acres

of the regional parkland. Active recreation areas shall be located a minimum of 100 feet away from areas occupied by sensitive biological features. The City of San Diego, County of San Diego and City of Chula Vista have formed a Joint Exercise of Powers Agreement (JEPA), which is in the process of developing park concept plans, including activity areas, for the Otay Valley Regional Park. Recommended policies call for coordinated planning between the JEPA and Otay Ranch planners and the manager of Otay Management Preserve.

b. San Ysidro Mountain Regional Park

A second regional recreation area may be established in the San Ysidro Mountains Parcel. This regional park can provide passive recreation opportunities and facilities for hiking, picnicking, camping, nature appreciation, natural and cultural history education and interpretation, and other passive uses. Appropriate trail linkages to the BLM Wildlife Management Area and the County trail system will also be provided.

The San Ysidro Mountain Regional Park would have limited improvements, focused on public opportunities for nature interpretation and education and passive facilities. This park could be improved in conjunction with a larger 2,700-acre Resource Management Area, and could include not only an interpretive/educational center, but also passive facilities such as hiking and riding trails, camping, low intensity play fields and picnic areas and wildlife observation.

Private and Commercial Recreation

Private recreational facilities can supplement the public parks and recreation system. The size of private recreation facilities may range from an individual amenity such as a swimming pool serving a portion of a project, to a multi-use recreation center serving an entire neighborhood or community. Private recreational facilities may receive up to a 50% credit toward satisfying the local park requirements within County areas.

Commercial recreation activities are encouraged to augment and enhance services available to the future residents of Otav Ranch and other residents in the region. Commercial recreation uses such as golf courses, riding stables, model airplane ports, skating rinks etc. may be appropriate for location within Otay Ranch.

Certain commercial operations may also be appropriate for location in town square, community or regional parks. Consideration should be given to special purpose parks such as nature interpretive centers, bicycle parks, botanical gardens and privately operated amusement parks such as water slides and miniature golf courses. Criteria for the location of commercial ventures in town squares, community and regional parks will be developed in conjunction with the appropriate agency.

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Section E

Open Space

Natural Open Space

The majority of natural open space and regional parks within Otay Ranch are the subject of the Resource Management Plan (RMP) (See Part II, Chapter 10: Resource Protection, Conservation, and Management). Areas within the RMP's management preserve include wildlife corridors, open space areas, trails, nature interpretive centers and other natural amenities. The RMP provides for the preservation and enhancement of natural resources, and creates unique opportunities for recreational activities as well.

Both the Jamul Mountain and San Ysidro Mountain areas have been identified as areas suited for low intensity, passive recreational uses. Permitted uses would include hiking, camping, picnicking, equestrian trail and nature appreciation. Precise acreage and plans have not been formulated for any of the areas, but it is clear these resources can respond to the need for regional open space and limited recreational opportunities. Permitted construction within open space areas could include: (1) public interpretive centers for habitat, cultural, and paleontological resources; (2) botanical gardens and a native plant nursery; (3) onsite research facilities (as defined in the RMP); (4) limited active regional recreational facilities; (5) public infrastructure; and (6) low intensity camping and equestrian facilities.

Other Open Space

Other open space is defined as a combination of neighborhood and community parks, riding and hiking trails, school playgrounds, utility easements, open space scenic corridors, pedestrian walk ways, buffers, golf courses and other public recreational facilities and "green spaces" which meet open space and local park needs.

Park and Recreation Facilities

1. Facilities

Local Park Acreage: Park facility improvement standards are identified in the Otay Ranch Parks and Recreation Facilities Implementation Plan³. The final determination of the types,

Section F

Consideration should be given to specialized uses other than recommended standards which may better serve the community. It is recommended new residents assist in selecting special amenities such as casting ponds, shuffle board, boccie ball courts, velodromes, disk golf courses, recreational gardens, miniature trains, carrousels, lawn bowling and other unique facilities which can be included in some community parks. Opportunities to lease certain facilities to commercial businesses should also be explored.

quantities and locations of the specific facilities to be provided at each park will be based upon a needs analysis and the subsequent Park Master Plan for each park type and size.

2. Riding and Hiking Trails

The mobility and recreational trail network provides a link between the various Otay Ranch parks, village cores, activity areas, open space and points of interest; forming a comprehensive network. The State Department of Parks and Recreation has a 20 foot easement for the California Hiking and Riding Trail that runs from Savage Dam along the south short of Lower Otay Lake and along Otay Lakes Road to SR-94. This system is augmented by an alternative transportation network and road system that is more fully described in Part II, Chapter 2: Mobility. The following are the elements of this comprehensive trail network.

Regional Trails: Regional trails will accommodate hiking, biking and equestrian travel depending upon gradient and adjacent environmental sensitivity. They are located within all the major open space systems (Management Preserve and Regional Park) and will link to off-site regional trails. Within the larger open space areas, trails will accommodate loop trips of 1/2 hour, 1-hour and 2-hour trips. Regional trails are intended to link open space areas to the urban core. Where trails take on a more urban character, horses may be prohibited. South of the resort site, along the northern edge of Otay Lake, the existing roadbed will be converted to a bike and walk way.

Regional Bike Ways: Regional bike ways will be designated in each direction, along all circulation element roads in Otay Ranch, to carry bicycle traffic. These will connect to existing and proposed offsite bike lanes and access each Village.

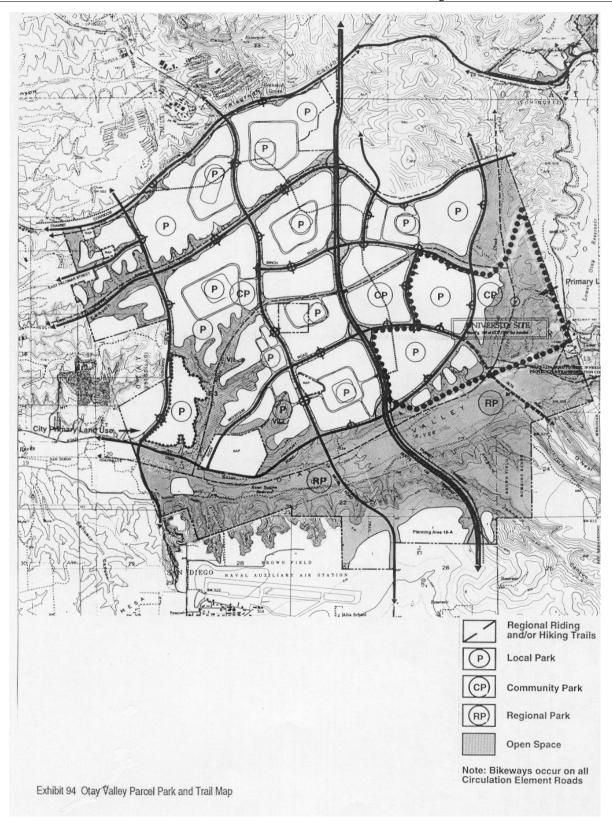
Village Trails: Within each village, a complete system of trails and walks will connect the major areas of each village and provide access to adjacent villages and regional trails and bike systems. These village trails provide a direct link to the village core. Trails and walks for pedestrians, bikes and alternative transportation will occur within and outside of the roadbed as more fully illustrated in the Mobility Chapter.

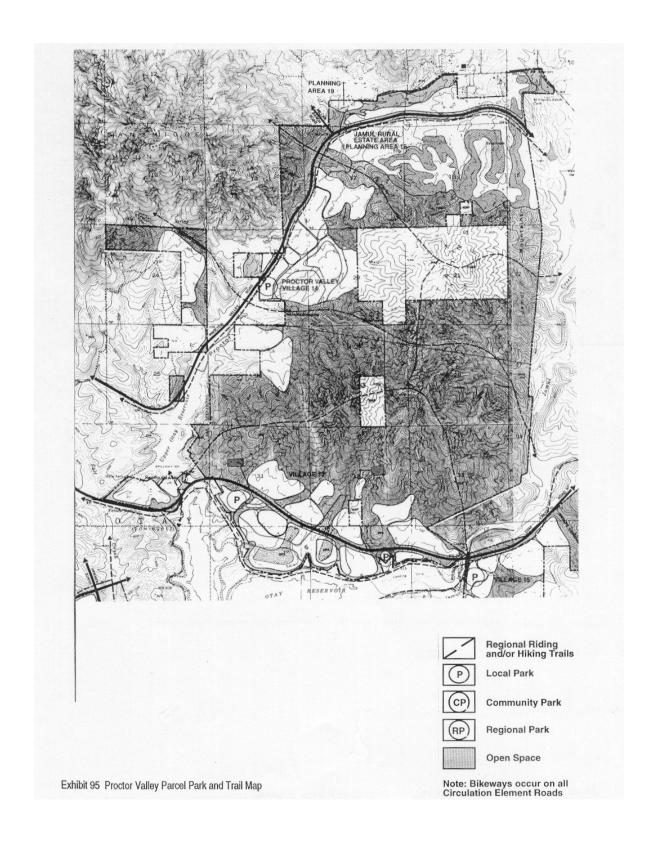
3. Processing Requirements

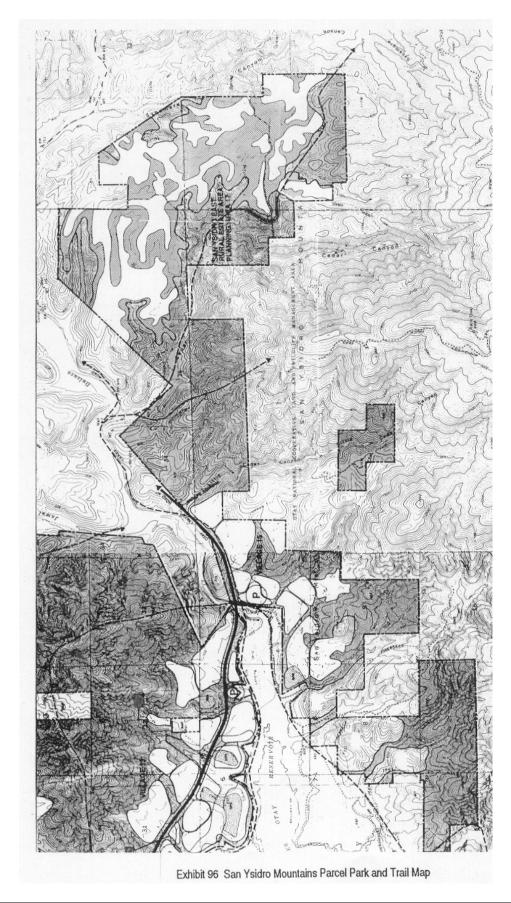
Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Provide a Parks Master Plan.
 - Specific facility site identified and reserved including areas adjacent to public schools and other public lands where colocation is feasible and desirable.

- Equipment needs identified.
- SPAs processing parks along SR-125 shall be submitted to CALTRANS for review and comment concerning the desirability of dedicated park land near the SR-125 corridor.
- Alternative financing methods refined.
- Alternative maintenance entities and funding identified.
- Timing of construction consistent with Otay Ranch Park and Recreation Implementation Plan identified.
- Sites for special purpose parks reviewed.
- Develop plans for the use of reclaimed water, as appropriate.
- Design criteria for land adjacent to regional parks prepared.
- Request recommendations from County Transit System regarding transit facility needs.
- o Tentative Map Requirements
 - Conditioned to provide local park sites.
 - Funding identified for local parks.
 - Review existing or proposed trails on adjacent properties to ensure linkages.
- o Final Map Requirements
 - Local park sites dedicated.
 - Funding assured for local parks.
 - Implement design guidelines.
- o Building Permit Requirements
 - Payment of impact fee (if established).







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Chapter 5 Capital Facilities

Section A

Introduction

The purpose of this Chapter is to identify the public facilities necessary to serve the Otay Ranch, and to establish policies and processing requirements to govern the provision of these facilities. Twenty two facilities are presented.

The Chapter is divided into four section. The Introduction Section provides an overview and summary of the Chapter and a discussion of the relationship between Capital Facility Plans and the Growth Management Plan.

Section B identifies the Goals, Policies and Objectives which generally apply to all capital facilities. Facility specific Goals, Policies, Objectives and Implementation Measures are contained in Sections C, D and E, as outlined below.

Public Facilities are addressed in Section C:

Drainage Facilities

Sewerage Facilities

Integrated Solid Waste Management

Urban Runoff Facilities

Water Facilities

Water Reclamation Facilities

Social Facilities are addressed in Section D:

Arts and Cultural Facilities

Cemetery Facilities

Child Care Facilities

Health and Medical Facilities

Community and Regional Purpose Facilities

Social and Senior Services Facilities

Community Facilities are addressed in Section E:

Animal Control Facilities

Civic Facilities

Correctional Facilities

Fire Protection and Emergency Services Facilities

Justice Facilities

Law Enforcement Facilities

Library Facilities

School Facilities

Each subsection is a summary of a more in-depth analysis contained in the Otay Ranch Facility Implementation Plan, a GDP/SRP support document (see Part I, Chapter 7). The Otay Ranch Facility Implementation Plan reviews applicable public goals, objectives and policies, by facility, and identifies the policies and processing requirements contained in the GDP/SRP. The methodologies for determining demand for specific facilities are fully explained in the Facility Implementation Plan document. The document also evaluates the existing facilities which serve the Otay Ranch planning area, and the demand for, and costs of, new facilities.

Chapter 5 is closely associated with, and must be implemented in conjunction with, Growth Management - Chapter 9. While this Capital Facility Chapter establishes facility-specific policies and requirements, the Growth Management Chapter establishes the procedural framework to ensure implementation of, and compliance with, specific policies and requirements.

The Growth Management Chapter establishes phasing policies and crucial implementation programs, including annual facility monitoring, SPA facility phasing and financing requirements. Furthermore, the Growth Management Chapter requires the Otay Ranch Facility Implementation Plan be updated concurrent with the processing and consideration of SPA applications.

Goals, Objectives, Policies

Facility specific Goals, Policies, Objectives and Implementation Measures are contained in Sections C, D and E. The following Goals, Policies and Objectives generally apply to all capital facilities.

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED.

Coordinate Facilities with Pace of Development

Objective: Ensure that the pace and pattern of residential,

commercial and other non-residential development is coordinated with the provision of adequate public

facilities and services.

Policy: Promote the joint siting, planning, development and

operation of complementary public functions in the SPA Public Facility Financing and Phasing Plans.

Policy: Permit patterns of development that will allow

growth to proceed in rational increments that preserve the village form and desired open space.

Section B

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Provide Facilities Concurrent with Need

Objective: Permit development only through a process that

phases construction with the provision of necessary infrastructure prior to or concurrent with need.

Policy: Require SPAs to plan for the siting and funding of

necessary public facilities.

New Development Pays Its Own Way

Objective: Development projects shall be required to provide or

fund their fair share of all public facilities needed by

the development.

Policy: Require, as a basis of approval, discretionary

development projects to provide or contribute toward the provision of all public facilities necessary to serve the development concurrent with need. Residential and non-residential land uses that necessitate and benefit from new capital facilities should pay the proportionate cost of constructing those facilities. However, residents of Otay Ranch should not be expected to pay exactions for capital facilities unless the facility costs are spread to other new development which will be served by the facility, regardless of whether that development

occurs within or outside of Otay Ranch.

Policy: Promote the use of turn-key programs,

reimbursement agreements and other means of requiring new development to ensure that facilities are constructed and available concurrent with need.

Policy: Consider the use of development agreements/public

benefit agreements and other vesting mechanisms to assure the timely provision of needed public

facilities and services.

Policy: Require development projects to participate in

established regional development impact fee programs for the funding of that portion of the regional facilities needs created by new

development.

Objective: "Enhanced Services" may be provided to specified

geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of

services provided to the jurisdiction as a whole.

Policy: To the extent that property owners and/or residents

within Otay Ranch receive enhanced service levels, those benefitting properties shall pay the added service costs (both direct and indirect) through an

ongoing benefit assessment mechanism. Any additional fees or taxes levied against property in order to pay for enhanced services will not be included toward the 2.00 percent limit mentioned below.

Revenue Sharing

Objective:

The City of Chula Vista and the County of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

Policy:

All County local services provided to the unincorporated portions of Otay Ranch, including direct and indirect costs, and including capital and operating costs, shall be covered by project revenues and project exactions. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego.

Policy:

All City local services provided to the incorporated portions of Otay Ranch, including direct and indirect costs, and including capital and operating costs, shall be covered by project revenues and project exactions. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego. Capital costs for regional facilities shall also be covered by project revenues, except for any regional capital costs being paid for through an equitable financing plan as described below.

Policy:

All County regional services, including direct and indirect costs, shall be covered by project revenues. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego.

Policy:

When the County determines that a need for regional capital facilities is anticipated to serve residents of Otay Ranch, an equitable financing plan will be established by the County. The financing plan shall be based on the best estimate of the future need and the costs created by various

developments including Otay Ranch and the costs that are created from changes in demographic patterns within existing development. At that time, the property owners and residents of Otay Ranch shall be expected to pay the fair share of the costs of those regional facilities according to the nexus. Implicit in this is that other property owners within the benefit area also pay their fair share apportionment of costs.

Implementation Measure: An annual fiscal review will be conducted to evaluate, revise and amend the assumptions related to (a) land use types, intensity, density, and timing; (b) economic conditions; (c) market conditions; (d) demographic factors affecting cost and revenue estimates; (e) allocation of local, regional, state, and federal funds; and (f) any other factors mutually deemed relevant. These adjustments will be incorporated into the Fiscal Impact for New Development (FIND) model to determine the need for applicable adjustments in revenue allocations to assure that the policies above are fulfilled. The developer's flexibility to control buildout shall not be constrained by the FIND model nor by the City's or County's revenue needs as long as the above policies are fulfilled.

Implementation Measure: A reserve fund program shall be established concurrent with the approval of the first SPA, to correct any annual operating deficiencies incurred by the applicable jurisdiction. The reserve fund program shall finance the cost of an annual review and updated fiscal impact analysis, and be the basis for any transfer of monies from the reserve fund. The following issues shall be addressed at the time of the determination of the content of the reserve fund: the number of reserve fund program agreements; funding sources for the reserve fund; duration and termination of the reserve fund agreement(s); responsibility for operating deficiencies; and present value analysis methodology.

Objective:

As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2% of the assessed value of the property.

Policy:

The total ETR consists of the basic 1% ad valorem property tax levy mandated by Proposition 13, plus the following:

- Ad valorem property tax overrides for retirement of voter-approved bonded indebtedness;
- Existing non-ad valorem tax overridesincluding special taxes, assessment installment payments, and parcel charges--for public facilities or services (expressed as a percentage

of market value); and new or proposed non-ad valorem tax overrides (expressed as a percentage of market value). Examples are charges for community facilities districts (Mello-Roos), assessment districts, open space, and lighting and landscaping districts.

Monitor Development to Ensure Facility Adequacy

Objective:

Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

Policy:

Require SPAs to prepare a fiscal impact report discussing a project's individual and cumulative effects on the fiscal wellbeing of impacted public entities and discussing a project's impacts on service/capacity levels of existing facilities. (See Part II Chapter 9 for the contents of the SPA level fiscal anlysis)

Policy: Apply and annually monitor public facility threshold standards in order to:

- Define public facilities and services integral to accepted definitions of a quality living environment;
- Define acceptable levels of service or operation; and
- Provide a means for monitoring the impacts of development in these critical facilities and services on a project-by-project basis.

Section C

Public Facility Plans

1. Drainage Facilities

a. Introduction

Drainage facilities control excess flows so that peak runoffs and velocities do not threaten the public health or safety. The purpose of this section is to establish Goals, Objectives, Policies, and Implementation Measures to ensure the timely provision of local drainage facilities.

The Otay Ranch planning area primarily impacts two major drainage basins, the Telegraph Canyon Basin and the Otay River Basin. Drainage facilities will be provided to control runoff from Otay Ranch in accordance with the Goals, Objectives, Policies and Implementation Measures stated below.

b. Threshold

Storm water flows and volumes shall not exceed Engineering Standards of the governing land use jurisdiction.

c. Goals, Objectives, Policies and Implementation Measures

GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM FIRE, FLOODING AND GEOLOGIC HAZARDS.

Objective: Individual projects will provide necessary

improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and

Engineering Standards.

Policy: Storm drain runoff should be managed to minimize

water degradation, to reduce the waste of fresh

water, to protect wildlife and to reduce erosion.

Objective: Storm water flows shall be controlled and conveyed

based on statistical models and engineering experience, as specified in City Engineering Standards, consistent with NPDES Best

Management Practices

Objective: Reduction in the need for construction of flood

control structures.

Policy: Development within floodplains will be restricted to

decrease the potential for property damage and loss of life from flooding and to avoid the need for

channels and other flood control facilities.

Objective: Preservation of the floodplain environment from

adverse impacts due to development.

adverse impacts due to development.

Policy: The use of natural watercourses will be required

except in cases where no less environmentally

damaging alternative is appropriate.

Implementation Measure: Ensure that the design, siting and location of new development does not create a need for flood control facilities that result in negative environmental impacts.

Policy: The costs of constructing needed flood control

facilities shall be shared by property owners who create the need for, and benefit from, the facilities.

Objective: Require on-site detention of storm water flows such

that existing downstream structures will not be

overloaded.

Policy: Require measures to decrease the adverse impacts

created by increased quantity and degradation in

the quality of runoff from urban areas.

Policy: Comply with the appropriate jurisdiction's Flood

Insurance Program.

d. Facilities

As the future peak flows increase with proposed new development, it is recommended storm water detention facilities be provided to detain these excess flows so that peak runoffs and velocities in the main channels do not exceed the existing storm conditions. This will eliminate additional flooding due to increased discharge as a result of urbanization.

The criteria to attenuate storm water discharges from new development to pre-developed quantities, however, is based on the assumption that the channels and crossing structures downstream can handle the existing storm runoffs. downstream facilities in the Poggi, Telegraph Canyon and Otay Valley drainage basins have been identified as being inadequate to handle existing storm runoffs. Basin-wide improvement districts should be established (as has been done for the Telegraph Canyon drainage basin) to improve the existing deficiencies in a timely manner. Recommended improvements for existing urban areas could be facilitated by local government agencies through the establishment of subzones for funding installation and maintenance costs with tax bases adequate to service bond issues for such improvements. Feasibility of obtaining financial assistance through Federal and State programs should also be considered as a potential funding source for drainage improvements in existing urban areas.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Basin specific drainage improvement plan will be submitted with the first SPA impacting each drainage basin and the plan will also address the adequacy of existing facilities.
- Specific facility site(s) identified and reserved.
- Equipment needs identified.
- Alternative financing methods refined.
- Timing of construction consistent with GDP/SRP project requirements.
- o Tentative Map Requirements
 - Conditioned to provide drainage improvements.
 - Funding identified.
 - Identify easements for dedication.
- o Final Map Requirements
 - Funding assured.
 - Implement conditions.
- o Building Permit
 - Payment of impact fee (if established).

2. Sewerage Facilities

a. Introduction

The provision of sewerage facilities is essential for the health and safety of future residents of the community. Engineering standards and criteria are used to size, locate and design sewerage facilities.

The Otay Ranch planning area will generally be divided into three sewerage basins. Telegraph Canyon, Poggi Canyon and Otay Valley basins will provide the major drainage courses for sewerage facilities.

b. Threshold

Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch, including a system designed and constructed to use reclaimed water and ensure that sewer connections not exceed capacity.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Sewerage Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of sewerage facilities.

GOAL: PROVIDE A HEALTHFUL AND SANITARY SEWERAGE COLLECTION AND DISPOSAL SYSTEM FOR THE RESIDENTS OF OTAY RANCH AND THE REGION, INCLUDING A SYSTEM DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE USE OF RECLAIMED WATER.

Objective:

The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

Policy:

Land use planning will be coordinated with sewerage system planning, which is the responsibility of facility providers.

Implementation Measure: Work with the applicable sewer agencies to obtain their input on the impact of proposed land uses changes.

Implementation Measure: Phase development with the extension/expansion of sewerage facilities.

Implementation Measure: Furnish data to the facility providers about planned development.

Implementation Measure: Work with sewer service agencies to provide recycling and disposal alternatives for sludge materials.

Implementation Measure: Site sewerage facilities in the locations most suited to the needs of present and projected residents.

Policy:

Ensure that the Otay Ranch Project will not use all available regional facility capacity, such as sewer, water and roads, and thus compromise the ability of other South County and East County parcels to develop as planned.

Implementation Measure: Sewage flows and volumes shall not exceed applicable Engineering Standards; or shall when applicable, require approval from the Department of Health Services of private subsurface sewage disposal systems.

Implementation Measure: Secure letter of availability for sewer service from the applicable sewer district before a subdivision map can record.

Implementation Measure: Require, as a condition of development approval, that projects requiring sewer service annex to the

special district or jurisdiction responsible for providing the service.

Implementation Measure: Prior to the issuance of a permit for building or for grading a site in preparation for construction, require permanent commitment to serve from the applicable sewer district.

Policy: The placement of new septic systems will be controlled to ensure the health and safety of the public.

Implementation Measure: Avoid placement of septic systems in areas where soils are too dense or where leachate may contaminate ground water or surface water.

Objective: Assure that wastewater treatment plants are consistent with sewerage master plans.

Policy: Ensure that wastewater treatment plants are

properly located, meet the sewer needs of the project, do not cause premature urbanization, create no unmitigable environmental effects, and

minimize the need for sewer pump stations.

Objective: Sewage disposal systems should maximize the

provision and utilization of reclaimed water.

Policy: Implement development regulations that require

water conservation, wastewater reclamation, and

drought-tolerant landscaping requirements.

d. Facilities

The logical choice to provide sewer service to Otay Ranch is the City of Chula Vista in areas to be annexed, and the Otay Water District in the unincorporated area. Chula Vista has existing Metro capacity and conveyance facilities, which could be utilized. If Otay Ranch is not annexed to the City of Chula Vista, other jurisdictional alternatives would need to be considered. Review of sewer plans and issuance of discharge permits are to be provided by the appropriate agency.

The construction of a water reclamation plant in Otay Valley is also a key component in the facility planning for Otay Ranch. The water reclamation plant will serve two needs of the future development: sewage processing; and creation of reclaimed water.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

SPA Requirements

- Identify phased demands of sewer trunk lines.
- Identify location of facilities for on-site improvements, including reclaimed water facilities.
- Provide estimated costs for all facilities.
- Identify financing methods.
- For septic systems, preliminary soils testing to determine both suitability and reasonable density.

o Tentative Map Requirements

- Conditioned to provide on-site and off-site facility improvements by phase development.
- Identify easements for dedication.
- Obtain agreements to pay for permanent trunk line facilities outside of the basin.
- For septic systems, 100% percolation testing and system design approved by the Department of Health Services.
- Obtain agency capacity letter.

o Final Map Requirements

- Post secured financing for improvements or construct facility improvements.
- · Funding assured.
- Dedicate easements.
- Obtain will serve letter.

o Building Permit

• Payment of impact fees (if established).

3. Integrated Solid Waste Management Facilities

a. Introduction

The purpose of this section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures to divert and reduce potential waste generated from within the Otay Ranch from entering and impacting the existing waste management system.

It also provides a method of compliance with the California Integrated Waste Management Act of 1989, which requires a 25% waste recycling and diversion goal attainment by 1995 and an additional 25% by the year 2000. This subsection addresses

source reduction, recycling and composting to meet or exceed the state recycling/waste reduction mandates.

b. Threshold

Provide solid waste facilities and services, which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to the public health are minimized.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Integrated Solid Waste Management Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local facilities.

GOAL: PROVIDE SOLID WASTE FACILITIES AND SERVICES WHICH EMPHASIZE RECYCLING OF REUSABLE MATERIALS AND DISPOSAL OF REMAINING SOLID WASTE SO THAT THE POTENTIAL ADVERSE IMPACTS TO PUBLIC HEALTH ARE MINIMIZED.

Objective: Reduce the volume of waste to be landfilled by 30%

by 1995 and by 50% by 2000.

Policy: Promote waste management techniques that are

alternative to landfilling.

Policy: Utilize landfills primarily for wastes that cannot be

recycled or processed and for the residual from

processing facilities.

Implementation Measure: Consider public convenience when designing storage for solid waste recycling within Otay Ranch.

Implementation Measure: Include within Otay Ranch recycling and storage capacity for the waste generated by Otay Ranch residents and require residential, commercial and industrial projects to provide separated waste storage facilities.

Policy:

Cooperate with regional programs to identify markets for recyclable goods and solid waste disposal sites to accommodate existing and future need including disposal of inert materials and special wastes such as sludge and non-hazardous liquids.

Implementation Measure: Cooperate with agencies providing sewer service to identify appropriate recycling and disposal alternatives for sludge materials, including oil recycling.

Policy:

Cooperate with regional programs to identify sites appropriate for the disposal of waste products and waste residuals, which cannot be recycled, converted to energy, or otherwise used.

Implementation Measure: Review discretionary projects planned for sites adjacent to the existing solid waste landfill for compatibility with the landfill site to minimize, or mitigate, the environmental impacts of sanitary landfills.

Policy: To support State and Federal legislation that encourages recycling, removes barriers to recycling, promotes funding for local recycling programs or promotes waste reduction.

d. Facilities

In order to meet the State mandated recycling goal of 50% by the year 2000, a totally integrated waste management system is required. The achievement and maintenance of the 50% reduction goal requires simultaneous implementation of multiple systems. These systems should include: (1) curbside recycling; (2) neighborhood recycling/buy-back centers; (3) a materials recovery facility; (4) a composting facility; (5) a household hazardous waste collection facility; and (6) landfill capacity.

Neighborhood Recycling/Drop-Off Centers: At least one Neighborhood Recycling/Drop-Off Facility should be sited in each village. These facilities should be sited on 5,000 to 12,000 square foot lots.

Materials Recovery Facility: One Materials Recovery Facility should be located on a parcel centralized to the waste shed area served. The site should be located in an industrial or light manufacturing zone, compatible with surrounding land uses. This facility should have the ultimate capacity to process approximately 200 TPD.

Composting Facility: One or more composting facilities should be located in Otay Ranch to compost the estimated green waste generated. These facilities should be located on approximately 30 acres.

Household Hazardous Waste Facility: Otay Ranch should contain one facility to collect hazardous waste generated from South County residents. This facility should be sited in cooperation with the City of Chula Vista and County of San Diego and the County Solid Waste Technical Advisory Board.

Landfills: The development of Otay Ranch should be coordinated with the County of San Diego and City of Chula Vista to utilize the existing Otay Landfill until a new South County landfill is opened. ¹

There are two potential landfill sites identified in Otay Ranch.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Specific facility sites identified and reserved.
 - Alternative financing methods refined.
 - Timing of construction consistent with GDP/SRP project requirements identified.
 - Determine, in cooperation with the County Solid Waste Division, that adequate capacity exists for South County area solid waste to serve the proposed development. Adequate capacity shall be that which allows the County and/or the City of Chula Vista to maintain compliance with solid waste programs, laws and regulations.
- o Tentative Map Requirements
 - Conditioned to reserve site.
 - · Funding identified.
- o Final Map Requirements
 - Site reserved.
 - · Funding assured.

4. Urban Runoff Facilities

a. Introduction

The timely provision of Urban Runoff Facilities is essential to the preservation of water quality in Upper and Lower Otay Reservoirs. The purpose of the Urban Runoff Facility section is to establish Goals, Objectives, Policies, and Implementation Measures to ensure the timely provision of these facilities.

The Proctor Valley and San Ysidro Parcels of Otay Ranch drain into the Otay Reservoirs. Development in these areas will change the quality of the natural runoff and may impact the quality of the water stored in the reservoirs.

b. Threshold

An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Lakes.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Urban Runoff Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local urban runoff facilities.

GOAL: ENSURE THAT WATER QUALITY WITHIN THE OTAY RANCH PROJECT AREA IS NOT COMPROMISED.

GOAL: ENSURE THAT THE CITY OF SAN DIEGO'S WATER RIGHTS WITHIN THE OTAY RIVER WATERSHED SHALL NOT DIMINISH.

Policy: An urban runoff diversion system shall be designed

to ensure the protection of water quality within

Otay Lakes.

Policy: Best Management Practices (BMP) including, but

not limited to urban runoff diversion systems, shall be developed to protect water quality within Otay

Lakes.

Policy: Integrated Pest Management should be used for all

public places.

Policy: Use of chemical pesticides should be avoided along

streets and highways.

d. Facilities

There are treatment technologies available which can remove virtually any pollutant from a water supply. Salt content can be decreased through reverse osmosis systems. Organics, including tastes and odors, can be removed through chemical oxidation such as ozonation, or activated carbon absorption. Suspended solids can be removed through conventional water treatment processes. Therefore, it is feasible to maintain the level of potable water quality at the discharge of the Otay Filtration Plant before and after urbanization. The cost of installing and operating upgraded treatment processes must be borne by the development impacting water quality. Pre-treatment of polluted urban/irrigation runoff may also be necessary prior to reaching Otay Reservoirs to protect fisheries and recreational use of the lakes.

General mitigation measures will be pursued in the course of planning and design of the future development, which will take place in the Lower Otay Drainage Basin. The ultimate approval of the urban runoff protection system design will be given by appropriate agencies at the time of the first SPA or Specific Plan in the drainage basin of the reservoirs.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Identify potential drainage basin impacts on the reservoir system.
- Identify cost of potential runoff protection system by phase.
- Identify area of benefit from provision of system phase.
- Provide a Reservoir Protection Plan (as detailed in City of San Diego correspondence dated October 25, 1991).
- Select urban runoff protection system prior to or concurrent with first SPA in a drainage basin for the reservoirs. The system will include:
 - » Structural control device recommendations.
 - » Preparation of Watershed Impact and Protection Report.
 - » Urban runoff protection system to be recommended.
 - » Nonstructural controls defined.
 - » Watershed Inspection Program.
 - » Open space and drainage course management.
 - » Public education.
 - » Zoning controls.
 - » Landscape maintenance district.
 - » Interagency agreements (to finance and maintain system).

o Tentative Map Requirements

- Condition to provide specific phased improvement.
- Condition easements where appropriate.
- · Specify system design parameters.
- Identify specific financing plan for improvement construction.
- Refinement of recommended urban runoff protection system and update to watershed impact and protection report, as needed.
- Condition maps for recommended structural and nonstructural controls.

o Final Map Requirements

- Implement conditions
- Establish financing plan.
- All ordinances and agreements for structural and nonstructural controls complete.
- Design of all permanent structural controls complete.
- Design of all temporary structural controls complete.

Building Permit

• Pay appropriate fee, if urban run-off facility is previously constructed by other surrounding property owner.

5. Water Facilities

a. Introduction

The timely provision of water facilities is critical to the development of Otay Ranch. The purpose of the Water Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Implementation Measures to ensure the timely provision of local water facilities.

The Water Facilities Implementation Plan describes the current situation with regard to boundaries for water purveyors to Otay Ranch and makes recommendations regarding facility planning, sizing and construction phasing. (Part II, Chapter 10, Section G contains goals, objectives and policies related to water conservation.)

b. Threshold

Ensure an adequate supply of water on a long-term basis, prior to the development of each Otay Ranch SPA.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Water Facilities Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local water facilities.

GOAL: ENSURE AN ADEQUATE SUPPLY OF WATER FOR BUILD-OUT OF THE ENTIRE OTAY RANCH PROJECT AREA; DESIGN THE OTAY RANCH PROJECT AREA TO MAXIMIZE WATER CONSERVATION.

Objective:

Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

Objective: Ensure infrastructure is constructed concurrently

with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue

Plan.

Objective: Ensure that water quality within the Otay Ranch

Project Area is not compromised, consistent with NPDES Best Management Practices, and the

RWQCB Basin Plans.

Policy: Coordinate Otay Ranch land planning with the

applicable water district provider.

Implementation Measure: Where feasible, site water facilities in the locations most suited to the needs of present and projected future residents.

Policy:

Discretionary land development applications dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Implementation Measure: Require, as a basis of approval of specific plans, that the applicant obtain an indication from the water district that facilities are available, or are reasonably expected to be available, to serve that project concurrent with need.

Implementation Measure: Require commitment of availability of water facilities from the applicable water district before a subdivision map can record.

Objective: Promote water conservation through increased

efficiency in essential uses and use of low water

demand landscaping.

Objective: Encourage suppliers to adopt a graduated rate

structure designed to encourage water conservation.

d. Facilities

The total water demand for the Otay Ranch has been estimated at approximately 22 MGD. Water conservation and reclamation could reduce potable water demand by over 16%. Additional savings would be possible if reclaimed water use is allowed in the Proctor Valley and San Ysidro Mountains Parcels.

The creation of new storage facilities onsite, coupled with open reservoir storage (leased or purchased) from the City of San Diego or Sweetwater Authority will be required. The best water facility

plan for Otay Ranch includes open reservoir storage and water filtration plant capacity to provide the system with redundancy and back-up delivery capability.

System expansions will be required in all pressure zones from 624 to 1620. These expansions will require new transmission and distribution mains, pump stations and pressure reducing facilities.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.
- Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.
- Provide cost estimates.
- Identify financing methods.
- Provide a Water Conservation Plan.
- Annexation of property to MWD/CWA/water district, if appropriate.
- Assure adequate water supply in accordance with the phasing plan.
- Prepare a Water Master Plan in conformance with the water standards of the appropriate district.

o Tentative Map Requirements

- Condition to provide on-site and off-site facility improvements for a separate reclaimed water distribution and storage facility by phase of development.
- Condition to provide required easements.
- Identify specific financing for each improvement.
- Obtain letter from the appropriate water district indicating capacity to serve the phased development.

o Final Map Requirements

- Implement conditions.
- Obtain water district's will serve letter for the project.
- o Building Permit

Payment of impact fees (if established).

6. Water Reclamation Facilities

a. Introduction

The timely provision of Water Reclamation Facilities is necessary to the implementation of the water conservation plan. The purpose of the Water Reclamation Facilities section of the Otay Ranch GDP/SRP is to establish goals, objectives, policies and implementation measures to ensure the timely provision of water reclamation facilities. (Part II, Chapter 10, Section G contains goals, objectives and policies related to water conservation.)

The Water Reclamation Facilities Implementation Plan describes the current and proposed reclamation facilities. The plan outlines a facility program to deliver reclaimed water to the Otay Valley Parcel and discusses the current problems with the use of reclaimed water upstream of the Otay Reservoirs.

b. Threshold

Design a sewerage system, which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Water Reclamation Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of facilities.

GOAL: DESIGN A SEWERAGE SYSTEM, WHICH WILL PRODUCE RECLAIMED WATER. ENSURE A WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO USE RECLAIMED WATER. CONSTRUCTION OF A "DUAL SYSTEM" OF WATER SUPPLY WILL BE REQUIRED FOR ALL DEVELOPMENT WHERE RECLAIMED WATER IS USED.

Objective: Encourage development of public and private recreational uses that could utilize reclaimed water.

Policy: Sewage treatment within the community should be oriented toward reclamation and reuse of wastewater for public and private landscape controlled by a public agency or homeowner's association and golf course irrigation purposes.

Implementation Measure: Implement development regulations that require water conservation, wastewater reclamation, and drought-tolerant landscaping.

d. Facilities

The Otay Valley Water Reclamation Plant is currently designed to provide an ultimate output of 18 MGD. The current restrictions on the use of reclaimed water would limit Otay Ranch to utilizing about 3 MGD. The construction of a reclamation plant in Otay Valley is the major facility requirement under the Water Reclamation Facility Implementation Plan. Transmission and distribution mains, pumps and pressure reducing stations will be required for the delivery of reclaimed water throughout Otay Ranch.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Identify phased demands in conformance with the construction of sewerage facilities.
- Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.
- Provide cost estimates.
- · Identify financing methods.
- Ensure compliance with RWQCB and County Health Department Rules and Regulations for the use of reclaimed water.

o Tentative Map Requirements

- Condition to provide on-site and off-site facility improvements for a separate reclaimed water distribution and storage facility by phase of development.
- Condition to provide required easements.
- Identify specific financing for each improvement.

Final Map Requirements

Implement conditions.

o Building Permit

- Approval by County Health Department of plans showing use of reclaimed water.
- Payment of impact fee (if established).

Section D

Social Facilities

1. Arts and Cultural Facilities

a. Introduction

The provision of art and cultural facilities for performance, education and exhibition enhances a community. The purpose of the Art and Cultural Facility section of the Otay Ranch GDP/SRP is to ensure the consideration of arts and cultural facilities and venues, which can serve the residents of Otay Ranch and the region.

The South County has few artistic and cultural organizations, programs or facilities to meet the current and growing needs and interests of South County residents. Art and cultural activities are now provided by a few small dance companies, visual arts guilds, community theaters, the City of Chula Vista and area schools.

The development of Otay Ranch will make additional arts and cultural amenities, programs and facilities desirable.

b. Threshold

Plan sites for facilities for the enhancement of the arts at the community level, that can contain facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, and public meetings.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Art and Cultural Facility Goal will ensure such facilities are considered in the development of the community.

GOAL: PLAN SITES FOR FACILITIES DEDICATED TO THE ENHANCEMENT OF THE ARTS AT THE COMMUNITY LEVEL, THAT CAN CONTAIN INDOOR AND OUTDOOR FACILITIES CAPABLE OF SUPPORTING COMMUNITY THEATER, TRAINING AND EXHIBITION OF ART AND SCULPTURE, MUSICAL TRAINING AND CONCERTS, FILM AND CULTURAL FESTIVALS, PUBLIC MEETINGS, AND OTHER COMMUNITY EVENTS.

c. Facilities

Otay Ranch should encourage artistic and cultural expression through:

- o development of an art and cultural complex;
- o village art and cultural facilities; and
- o placement of public art and design elements.

These amenities should incorporate and preserve the area's heritage, while promoting the rich multi-cultural and artistic diversity represented in the South County. Consideration should be given to artistic and cultural expression through public art at parks and recreational facilities, libraries and other public buildings.

Multi-Use and Cultural Complex: One multi-use cultural complex should be constructed in Otay Ranch. The preferred location for this facility is within the Eastern Urban Center. This location adds to the vitality of the urban community and takes advantage of shared parking and complementary services with adjacent uses.

A second siting option is to locate the multi-use cultural arts facility on a site that can link the Eastern Urban Center and the university site. This location could be a prominent one which visually and functionally ties the university to the Eastern Urban Center and is symbolic of the cultural link between the university and the Community of Otay Ranch.

Multi-Use Village Facilities: Multi-use village facilities should be constructed to serve the villages of the Otay Ranch. These facilities could promote art and cultural activities, increase community access and participation in the arts, educate residents, and develop audiences for art and cultural organizations. Local institutions should select artistic and cultural activities, which are responsive to the interests of residents.

A multi-use public space in each village should be available for various artistic and cultural exhibitions and educational activities. This space should be housed in public buildings such as a library, school, community park, senior citizens center, fire station, or public safety storefront.

Public Art and Architectural Design: Site-specific art locations and public performance space should be provided in public spaces such as squares and medians. Architectural design of buildings can be considered a form of artistic expression when it helps to create or influence the cultural "theme" for a community. Creative architectural elements and design should be used to create unique, distinctive and diverse buildings whose character will help provide a "sense of place" and further differentiate one village from another. Public art and artistic public improvements should be visible in the design of community elements such as landscaping, gateways, signage, street lights, paving materials, fencing, bulletin boards, transportation stops, street furniture and other key focal points.

Site Specific Art: Another way to meet the desire for increased public art is through the placement of "site-specific art." This form of artistic expression should reflect the interests and tastes of the residents of that particular community as it grows and matures.

Sites in each village should be reserved within public areas such as parks, pedestrian walkways, squares, and other appropriate spaces for the future placement of art work. Other locations will be created or used as the community develops. The placement of public art can be permanent, rotating or temporary.

Areas where the public can congregate within village centers and within the Eastern Urban Center should have places for "street" performances. Spaces such as raised platforms and walkways, partially enclosed areas and pedestrian malls afford performers places to express their artistic form to the public.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Specific land and space requirements identified for arts and cultural facilities as part of the EUC SPA processing.
- Specific multi-use cultural facility site identified and reserved (if appropriate).
- Alternative financing methods explored.
- Establish design guidelines.
- Develop design review criteria and process.
- o Tentative Map Requirements
 - Land reserved consistent with SPA plan and financing/funding program.
 - · Funding identified.
 - · Implement design guidelines.
- o Final Map Requirements
 - Implement conditions.
- o Building Permit
 - Payment of impact fee (if established).

2. Cemetery Facilities

a. Introduction

The provision of cemeteries and other memorial facilities must be considered for sizable developments such as Otay Ranch. The purpose of the Cemetery Facility section of the Otay Ranch GDP/SRP is to ensure the ongoing consideration of the projects need for cemetery sites to serve residents.

The City of San Diego, private corporations, and various religious institutions, currently provide cemetery and mausoleum services for South County residents. There are three privately owned and two publicly owned cemeteries in the South County region.

The Otay Ranch GDP/SRP will not generate enough demand to require cemetery facilities within Otay Ranch for a period of 100 years after build-out.

b. Threshold

No threshold.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Cemetery Objective will ensure cemetery sites can be identified if needed.

Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Re-affirm the GDP/SRP conclusion that there is existing cemetery space available to serve Otay Ranch residents.
- Determine the desirability of a memorial garden in conjunction with church siting.

3. Child Care Facilities

a. Introduction

The provision of a wide-range of childcare opportunities is important to the development of families with children and for the general health and welfare of the community. The purpose of the Child Care Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to govern the provision of child care facilities and programs for the residents of Otay Ranch.

There are currently 24 large private childcare facilities located in the South County region. The existing facilities provide a wide range of childcare services, including infant care, toddlers ages 2-4, preschool, and after school child-care for children ages 5-13. Facilities range in size to serve 60 to 120 children per center.

Private in-home child care services average 4-6 children per home and also provide full-service childcare for all ages. Childcare

facilities are also found within numerous religious institutions throughout the South County area. Both formal large facility and home-based (paid) types of childcare and informal (non-paid) methods are necessary to meet the needs of children and their families. This diversity of care represents the varied interests and abilities of parents to provide for their child's development.

Build-out of the Otay Ranch GDP/SRP generates about 3,350 children ages 0-13 years who will be in need of childcare. This results in a demand for approximately 12 formal child care facilities, 50 large family child care homes and 200 small child care homes, so that the child care need would be met half in formal center based child care and half accommodated through child care homes.

b. Threshold

Identify sites for childcare and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Child Care Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local childcare facilities.

GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA.

Objective:

Identify sites for childcare and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.

Policy:

Site child care facilities compatible with community needs, land use and character, and encourage such facilities to be available, accessible, and affordable for all economic levels.

Implementation Measure: Site childcare centers near "Park and Ride" sites, transit centers or other locations accessible to public transportation, where feasible.

Implementation Measure: Site childcare facilities and before and after-school programs within and near- new school facilities.

Implementation Measure: Participate in exaction for childcare facilities if imposed by land use jurisdiction.

d. Facilities

The total number of facilities necessary will vary due to population distribution, mix of in-home and facility-based child care,

employer operated facilities, work place changes, and changes in the public education system. The most responsive approach will take into account the varying needs of diverse families, and respond with the development of facilities operated by church, non-profit and commercial vendors, as well as village plans, which are conducive to the supervision of school-age children by school and community programs.

Presently, childcare facilities are operated through family day care homes, private and public operators. Otay Ranch should consider that public childcare facilities may be developed in the future, and therefore, recommendations for locations, facility requirements, and guidelines are included in the Child Care Facilities Implementation Plan.

Secondly, employer-assisted or operated, childcare facilities and services should be encouraged within Otay Ranch. Employer assisted childcare services have been shown to increase productivity by decreasing absenteeism and turnover, improving recruitment and retention of good employees and increasing employee moral. Moreover, these services may enhance a company's public image and community visibility. Family day care homes should be encouraged to locate in residential areas in Otay Ranch, both large and small licensed homes at a ratio of two small to one large family day care home.

e. Site Design Criteria

Site design criteria should include:

- Access to and potential for sharing services with existing community resources, such as schools, libraries, parks, offices and industry complexes, neighborhood centers, and shopping areas.
- Ease for transit, vehicular and pedestrian access and approach to the facility, with access for parents to drop-off and pick-up children, without cross traffic conflicts.
- Buffering or screening out unpleasant or dangerous aspects of the surrounding environment.
- Outdoor play area landscaped, secure with adequate sun and shade protection for outdoor play activities and equipment.
- Designated fire and emergency services readily accessible.
- On the a.m. traffic flow side of a major road.
- Assurance of adequate parking spaces in accordance with zoning and design requirements.

f. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Specific acreage requirements identified, design/co-location guidelines developed and land designated for Community Purpose Facility uses.
- Develop further implementation guidelines for family child care homes within residential neighborhoods for the first SPA for use on the entire project.
- Develop design guidelines that address child care facilities in the design of public and private buildings for the first SPA for use on the entire project and facilitate the development of family day care homes in residential planning.

o Tentative Map Requirements

- Land zoned Community Purpose Facility consistent with the SPA designation.
- Implement design guidelines.
- o Final Map
 - Implement conditions.
- o Building Permit
 - Payment of impact fees (if established).

4. Health and Medical Facilities

a. Introduction

The provision of health and medical facilities by public agencies and private service organizations provide necessary services for Otay Ranch residents. The purpose of the Health and Medical Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to guide the timely provision and careful siting of health and medical facilities and services.

Medical and health programs are provided by the public sector, private non-profit organizations and commercial businesses. The public sector provides basic medical services to needy segments of the population, public health services, physical and mental health services, environmental health services, rehabilitation, and alcohol and drug services. Non-profit organizations augment the services provided by government through government contracts, grants,

fees-for-service, third party reimbursements, and charitable contributions. Non-profit health and medical services include hospitals, mental health facilities, community clinics, nursing facilities, home health services, and community health education and research organizations. Commercial health and medical service providers include physicians, chiropractors, dentists, allied health professionals (counselors, psychologists, social workers etc.), and preferred provider organizations.

b. Threshold

Identify a general location within Otay Ranch for public and private health organizations, charities, and private adult care and mental care facilities.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Health and Medical Facilities Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local health and medical facilities.

GOAL: ENSURE PROVISION OF AND ACCESS TO FACILITIES WHICH MEET THE HEALTH CARE NEEDS OF OTAY RANCH RESIDENTS.

Objective:

Identify a general location within Otay Ranch for public and private health service organizations, charities, and private adult care and mental care facilities.

Implementation Measure: Establish a cooperative process among land use jurisdictions to assure that County health facilities are sited in locations that best serve the region's population irrespective of jurisdictional boundaries, while considering city general plans and community standards.

Implementation Measure: Health service facilities will be sited in the most appropriate location based on appropriate criteria.

Implementation Measure: General location for public health facilities within the plan area should be convenient to public transit.

Implementation Measure: Encourage areas for small-scale medical services, such as physician offices and clinics in appropriate residential "villages."

Implementation Measure: In siting health service facilities, consideration shall be given to proximity to potential clients, adequacy of public and private transportation and parking at facilities, potential for co-siting facilities, acceptability to the host community, safety of staff and clients, and ease of referral to frequently used services. These criteria should be applied irrespective of city/county jurisdictional boundaries.

Policy: The opportunity should be provided to health care

providers to coordinate health facilities as part of

the SPA review process.

Implementation Measure: Encourage service providers to work together to jointly use facilities.

Policy: Designation of land and/or space for regional

purpose facilities shall be considered in conjunction

with the Eastern Urban Center SPA.

Policy: Regional purpose facilities are structures within

which the public gathers to secure public goods or services provided on a regional basis, such as: general public offices, justice, court, detention,

laboratory, health, medical and social facilities.

Policy: Designation of land for regional purpose facilities

does not relieve an applicant of any independent requirement to pay fees and/or reserve or dedicate

land for a public facility.

Policy: Mitigate the impacts of new growth on the need for

County health facilities.

Implementation Measure: Participate in a development impact fee for health facilities, if established.

d. Facilities

Build-out of Otay Ranch requires the construction of commercial office, commercial storefront, nursing homes and other medical facilities. The future residents of Otay Ranch will generate a demand for a "continuum" of health care services including public health, hospitals, mental health, nursing facilities, home health care, community health education and research, and medical practitioner services.

Most services require location of commercial, non-profit and government service offices within Otay Ranch to meet the needs of area residents. Services such as hospice and trauma care may be available to Otay Ranch residents, but be located off-site.

It is estimated that the following types of facilities could be needed to serve the residents of the Otay Ranch at build-out:

- public health satellite offices
- nursing homes
- commercial home health care offices
- Drug and alcohol County-contracted, community-based organizations providing prevention, education, early intervention, recovery services and aftercare

- public and private community meeting spaces
- commercial ambulatory pavilions
- commercial physician, dentist, chiropractic, therapeutic, laboratory, and medical services and supply offices
- 6-12 bed group homes for developmentally or physically challenged persons and seniors.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.
- Conduct facility planning with input from the County Department of Health Services, City of Chula Vista and Area Agency on Aging.
- Encourage cooperation of affected jurisdictions in joint siting of programs and facilities.
- Circulate SPA plans to the Commission on Aging, County Department of Health Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review and to determine needs for facility siting (if any).
- Consider co-location of services in or at school sites.

o Tentative Map Requirements

- Land zoned Community Purpose Facility or Regional Purpose Facility consistent with the SPA determination.
- o Final Map
 - Implement conditions.
- o Building Permit Requirements
 - Pay impact fee, if established for the appropriate benefit area.

5. Community and Regional Purpose Facilities

a. Introduction

Public and private institutions, such as religious, benevolent, fraternal, civic, human service and charitable organizations, represent a vital component within the fabric of a viable community. Residents depend upon these institutions for the

services they provide. Institutions contribute to a neighborhoods identity as well as to its character and general welfare. The purpose of the Community and Regional Purpose Facilities Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to plan for these "community and regional purpose" land uses.

The City of Chula Vista Municipal Code requires new planned communities to identify 1.39 acres of net usable land (including setbacks) per 1,000 proposed residents for community purpose facilities. The total acreage requirement may be reduced, if approved at the SPA level, based on the availability of guaranteed shared parking with other facilities or other community purpose facilities that are guaranteed to be made available to the community¹. The Code also requires annual review of individual SPAs to determine the actual market interest and activity. Community purpose facilities may also be permitted in other zones through the Conditional Use Permit process.

The County estimates that it currently provides about 0.14 acres of "regional purpose facility" space per 1,000 residents.² The County defines regional purpose facilities as "County functions and activities including: general offices, courts, detention, warehouse, shop, storage, laboratory, residential, recreation, medical, mechanical, special uses, public common areas and modular units."

b. Threshold

Implement a Community Purpose Facility zone and a Regional Purpose Facility zone to provide land for religious, day care, health, social, and senior and youth recreation facilities.

c. Goals, Objectives, Policies and Implementation Measures

The following Community and Regional Purpose Facility Goals, Objectives, Policies and Implementation Measures will guide the provision of land for community and regional purpose institutions.

GOAL: DESIGNATE AREAS WITHIN THE OTAY RANCH PROJECT AREA FOR RELIGIOUS, ANCILLARY PRIVATE EDUCATIONAL, DAY CARE, BENEVOLENT, FRATERNAL, HEALTH, SOCIAL AND SENIOR SERVICES, CHARITABLE, YOUTH RECREATION FACILITIES, AND OTHER COUNTY REGIONAL SERVICES.

Site acreage requirements may be reduced through the use of multi-story structures, if appropriately sited and floor space is guaranteed for community purpose use.

This equates to about 2,350 sq. ft. of floor area per 1,000 residents. Accordingly, the County notes that a "regional purpose facility" factor could range between 0.5 acres per 1,000 population to 0.14 acres, depending on the type of facility (no. of floors, parking structure, etc.).

Policy:

Implement a Community Purpose Facility and Regional Purpose Facility land use designation to provide land for religious, ancillary day care, health, social and senior services, and youth recreation facilities and other County regional facilities.

Policy:

Each SPA shall specifically designate land and/or space for community purpose facilities and regional purpose facilities, sufficient to satisfy community purpose facility requirements.

Policy:

The land designated may vary from the acreage standard if the land designated is equivalent to the facility square footage assumption underlying the applicable acreage standard due to shared parking, shared facilities, or development intensity, subject to approval by the appropriate jurisdiction.

Policy:

Community Purpose Facility land may be transferred between villages or combined within villages as long as the space requirements are satisfied within each phase.

Policy:

Regional Purpose Facility land may be transferred, as needed, throughout the project, with the intent that sufficient land will be designated in the Eastern Urban Center to concentrate uses in an efficient core. There may be some residual need for Regional Purpose Facility land in individual villages for services where decentralized service delivery is advantageous.

Policy:

Disperse Community Purpose Facility uses throughout the project so that an over-concentration of such uses (e.g., traffic, parking) does not impact any one portion of the plan area, however permit consolidation of Community Purpose Facility uses where they complement each other and improve service to the community through economies of scale.

Policy:

The following criteria shall be employed during the SPA process to locate Community Purpose Facility and Regional Purpose Facility uses:

- facilities shall be located within the village cores;
- facilities shall be encouraged to share parking with adjacent public and private uses.
- facilities and corresponding parking within village cores shall be located and sized to avoid obstruction of pedestrian circulation.

- facilities and other public structures may exceed height, bulk, or set back requirements generally applicable to private uses if such deviations are necessary to enable the structure to become the focal point, "signature piece" or "point of ceremony" of a given village.
- facilities may locate in traditional commercial and retail facilities.

d. Facilities

For planning purposes, the City of Chula Vista Community Purpose Facility Ordinance shall be utilized to calculate the amount of land identified within villages for community purpose facility purposes. The existing County-wide ratios for Regional Purpose Facility uses shall be used for planning purposes, unless they are superseded by the adoption of a Regional Facility Master Plan.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.
- o Tentative Map Requirements
 - Land zoned Community Purpose Facility and Regional Purpose Facility consistent with the SPA Plan.
- o Final Map
 - Implement conditions.
 - Provide, within the first phase in the City of Chula Vista, Community Purpose Facility land to satisfy the Telegraph Canyon Estates Specific Plan requirement (City of Chula Vista Resolution No. 16960).

6. Social and Senior Services Facilities

a. Introduction

The provision of social and senior service facilities by public agencies, private service providers, volunteer and service groups, churches, quasi-public organizations and self-help groups is vital to the development of a safe and healthy community. The purpose of the Social and Senior Services Facilities section of the Otay

Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to govern the timely provision, and careful siting of social and senior facilities and services.

The response to human care needs includes a wide spectrum of organizations such as social service agencies, volunteer and service groups, churches, commercial businesses, government agencies and self help groups. Within government, the County of San Diego has the primary mandate to provide social and senior services to County residents.

Facility needs vary by program and are directly related to the distinct population served and the type of service provided.

Social and senior services are also offered by private, non-profit organizations and private practitioners, which augment the services available from government. Services are supported through contracts with government agencies, grants, fees-for-services and charitable contributions.

It is estimated that, the build-out the Otay Ranch will generate a demand for storefront, 6-bed residential facilities, and public agency offices. Community meeting spaces are desirable for prevention programs, community education, and self-help meetings.

b. Threshold

Ensure that Otay Ranch Project Area residents have adequate access to sources of governmental and private social and senior services programs.

c. Goals, Objectives, Policies and Implementation Measures

The following Social and Senior Services Facility Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local social and senior services facility.

GOAL: ENSURE THAT OTAY RANCH PROJECT AREA RESIDENTS HAVE ADEQUATE ACCESS TO SOURCES OF GOVERNMENTAL AND PRIVATE SOCIAL AND SENIOR SERVICES PROGRAMS.

Objective:

Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to provide community service information to each village to educate the public regarding available services.

Policy: The needs for social and senior service facilities shall be addressed on a regional basis.

Implementation Measure: Participate within co-operative processes among land use jurisdictions to assure that County social and senior service facilities are sited in locations that best

serve the region's population irrespective of jurisdictional boundaries while considering local and County general plans and community standards.

Implementation Measure: Consider the following factors in siting social service facilities: convenience to potential clients, adequacy of transportation and parking at facilities, potential for co-siting services, acceptability to the affected community, safety of staff and clients and ease of referral to frequently used services.

Implementation Measure: Site senior service facilities in locations close to the service population, transportation, and other compatible uses.

Objective:

Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior service delivery system.

Policy:

Assure that social and senior service facilities are included in land use plans at the earliest possible stage to minimize conflicts with surrounding land uses.

Implementation Measure: Ensure the cooperation of other jurisdictions, including school districts, in joint siting of compatible programs and joint use of facilities to provide services to mutual clients.

Implementation Measure: Encourage service providers to jointly use facilities.

Implementation Measure: Promote public transit access from the Otay Ranch plan area to existing sources of governmental social and senior services off-site, which serve Otay Ranch residents.

Implementation Measure: Where off-site sources of governmental social and senior services are too distant or inaccessible via public transit, identify a suitable location for the provision of such services within the Otay Ranch or other accessible areas.

Policy: The impact of new development on the need for County social and senior service facilities shall be mitigated.

Implementation Measure: Participate with programs that require new development to contribute its fair share of funding for County social and senior service facilities related to the needs of new development, if adopted.

d. Facilities

Otay Ranch needs non-profit organizations and government service offices to meet the needs of residents. The majority of government services can be maintained in centralized locations for the convenience of South County residents. Villages within Otay Ranch should have "receptor" and/or kiosk information areas for public and non-profit social services, as well as services appropriately provided at the neighborhood level. County-wide health and human service related offices may require additional future sites, but specific locations have not yet been determined. Most of the services provided to South County residents are currently located in leased office space.

Although some services must be provided from a centralized office on a County-wide basis, the preferred method is to provide direct social and senior services to residents is on the local level. The Community of Otay Ranch has a large commercial office area in the Eastern Urban Center, as well as numerous village centers. Non-profit organizations can locate in business areas such as the village centers or Eastern Urban Center, close to public transportation and other businesses. Exceptions are 6-bed residential facilities such as group homes for developmentally disabled, shelters for homeless teenagers, and non-ambulatory senior housing, which should be integrated into the residential fabric of the community. Residences should be located within the village core to facilitate easy access to local services and commercial businesses.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Specific space requirements identified for social and senior services facilities, including designation of Community Purpose Facility and Regional Purpose Facility space.
- Conduct facility planning with input from the County Department of Social Services, City of Chula Vista and Area Agency on Aging.
- Encourage the cooperation of all affected jurisdictions in joint siting of programs and facilities.
- Circulate SPA plans to the Commission on Aging, County Department of Social Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review and to determine needs for facility siting (if any).
- Consider co-location of services in or at school sites.

- o Tentative Map Requirements
 - Land zoned Community Purpose Facility or Regional Purpose Facility consistent with the SPA determination.
- o Final Map Requirements
 - Implement conditions.
- o Building Permit Requirements
 - Pay impact fee, if established for the appropriate benefit area.

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Section E

Community Facility Plans

1. Animal Control Facilities

a. Introduction

Animal control facilities protect the health and welfare of both Otay Ranch residents and domestic animals. The purpose of the Animal Control Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Plans, and Processing Requirements for the timely provision of animal control facilities.

Both the County of San Diego and City of Chula Vista provide animal control services. The County of San Diego Department of Animal Control provides animal health and regulatory services to over 3/4 of the residents of San Diego County. Services are provided in all unincorporated portions of the county and in 10 cities within San Diego County by contract. The South Shelter, located in Bonita, currently provides services in the South County region. The City of Chula Vista currently has one animal shelter facility located on Otay Valley Road and the City has plans to build a new facility in the Sunbow Development.

Build-out of Otay Ranch GDP/SRP generates the need for additional animal control facility space and additional acreage for large animals. Additional space will be provided through expansion of existing animal control facilities operated by the City of Chula Vista and County of San Diego.

b. Threshold

Participate in programs to provide animal control facilities sufficient to provide adequate square feet of shelter space per Otay Ranch dwelling unit.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Animal Control Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local animal control facilities.

GOAL: ENSURE THAT THE COMMUNITY OF OTAY RANCH IS SERVED BY AN EFFECTIVE ANIMAL CONTROL PROGRAM THAT PROVIDES FOR THE CARE AND PROTECTION OF THE DOMESTIC ANIMAL POPULATION, SAFETY OF PEOPLE FROM DOMESTIC ANIMALS, AND THE EDUCATION OF THE PUBLIC REGARDING RESPONSIBLE ANIMAL OWNERSHIP.

Objective:

Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

Policy: Fund animal control facilities either by contributions to a comprehensive impact fee program or other provisions to be determined at the SPA level.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirement
 - Establish method of funding the expansion of animal control facilities needed to serve Otay Ranch.
- o Building Permit
 - Payment of impact fee (if established).

2. Civic Facilities

a. Introduction

Civic facilities, both operational and administrative are a necessary component of all communities. The purpose of the Civic Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to ensure the timely provision of civic facilities.

The County of San Diego in conjunction with special districts, are the current providers of municipal-type services to unincorporated areas, including Otay Ranch. The City of Chula Vista provides municipal services within its jurisdictional boundaries north and east of Otay Ranch's Otay Valley Parcel. The City of San Diego is the service provider to much of the Otay Mesa area south of the Otay Valley Parcel. The ultimate provider of civic services to all or parts of Otay Ranch will be determined after the adoption of the GDP/SRP.

Regardless of this jurisdictional determination, build-out of the Otay Ranch GDP/SRP will create demand for enhanced municipal services and facilities within the planning area, as well as off-site.

b. Threshold

Make provisions for general governmental facilities, including regional and municipal administrative facilities and operation center(s).

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Civic Facility Goals and Policies will ensure the timely provision of local civic facilities.

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF THE OTAY RANCH PROJECT AREA CONCURRENT WITH NEED, WHILE PRESERVING ENVIRONMENTAL RESOURCES OF THE SITE AND ENSURING COMPATIBILITY WITH THE EXISTING CHARACTER OF SURROUNDING COMMUNITIES. INTEGRATE DIFFERENT TYPES OF PUBLIC FACILITIES WHERE SUCH FACILITIES ARE COMPATIBLE AND COMPLEMENTARY.

Policy: Assure the location of regional and local government administrative offices and service facilities within the Eastern Urban Center.

Policy: Locate a central post office within Otay Ranch, as well as smaller public or private postal facilities in village centers.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Specific space and facility sites identified for civic uses necessary to serve Otay Ranch in conjunction with the government structure determination and/or the EUC SPA plan.
 - Alternative financing methods refined.
- Tentative Map Requirements
 - Conditioned to zone, dedicate or reserve site, as appropriate.
 - · Funding identified.
- o Final Map Requirements
 - Site dedicated, zoned or reserved, as appropriate.
 - · Funding assured.
- o Building Permit
 - Payment of impact fee (if established).

3. Correctional Facilities

a. Introduction

The provision of correctional facilities is critical to law enforcement and justice efforts to protect community residents from crime. The purpose of the Correctional Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing

Requirements to guide the provision of correctional facilities needed to serve the residents of Otay Ranch.

There are currently five detention facilities operated by both the County of San Diego and State of California within the South County area. All five facilities provide detention and correctional services for the residents of San Diego County. In addition to detention facilities, the community is served by probation department facilities and offices.

b. Threshold

Make provisions for criminal justice facilities, including jails and courts, adequate to serve the Otay Ranch Project Area.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Correctional Facilities Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local correctional facilities.

GOAL: PREVENT INJURY, LOSS OF LIFE AND DAMAGE TO PROPERTY RESULTING FROM CRIME OCCURRENCE THROUGH THE PROVISION OF JUSTICE FACILITIES.

Objective:

Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Policy:

Otay Ranch shall participate in a development impact fee program for correctional facilities to meet the facility needs generated by Otay Ranch residents, if established

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Determine the size, location, timing and need for correctional facilities as part of the EUC SPA plan processing.
- o Tentative Map
 - Land zoned consistent with the SPA designation.
- o Final Map
 - Implement conditions.
- o Building Permit Requirements

 Pay impact fee if established for the appropriate benefit area.

4. Fire Protection and Emergency Services Facilities

a. Introduction

The timely provision of fire protection and emergency service facilities is critical for the protection of life and property. The purpose of the Fire Protection and Emergency Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of these facilities.

Currently the County of San Diego Rural Fire Protection District (RFPD), Chula Vista Fire Department, San Diego Fire Department and the California Division of Forestry, provide fire protection services in and around Otay Ranch. Hartson Medical Services provides emergency medical services in the western portion of Otay Ranch. Certain parts of the unincorporated areas of the county are not covered by contracted paramedic services.

b. Threshold

City of Chula Vista: Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases; within a 10-minute travel time in the Otay Ranch estate communities with lots averaging 1 or more acres (and attendant neighborhood serving commercial); and within a 12-minute travel time in the Otay Ranch rural communities with 4-acre lots or larger.

County of San Diego: Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses such as multi-family residential, including industrial development and all commercial development except neighborhood commercial, in a 5-minute travel time; Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than four acres in a 20-minute travel time.

c. Goals, Objectives, Policies and Implementation Measures

The following Fire Protection and Emergency Services Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local fire protection and emergency services facilities.

GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM THE LOSS OF LIFE AND PROPERTY DUE TO FIRES AND MEDICAL EMERGENCIES.

Objective:

<u>City of Chula Vista:</u> Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities: within a 7-minute response time in 85% of the cases.

Objective:

County of San Diego: Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses such as multi-family residential. industrial development including and commercial development except neighborhood commercial, in a 5-minute travel time) Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than 4 acres in a 20-minute travel time.

Policy:

Otay Ranch SPA plans shall include Emergency Disaster Plans to become operative during periods of major emergency.

Policy:

Otay Ranch shall participate in cooperative agreements with urban and rural emergency services providers.

Policy:

Incorporate the Otay Ranch Project Area into existing regional disaster preparedness programs.

Policy:

Otay Ranch shall site fire and emergency services facilities consistent with the following factors: (a) Ability to meet travel/response time policies; Proximity to a pool of volunteer firefighters for service within the unincorporated areas, when appropriate; (c) Ability of the site to support the appropriate facility to serve current and future development in the intended service area; Distances from other fire stations, including those operated by neighboring districts; (e) Safe access to roadways in emergency responses; (f) Special needs for fire suppression, and emergency services, including needs created by recreation areas and industrial land uses; (g) avoid close proximity to fault traces; and (h) Ability to meet any adopted community facility level local standard, appropriate.

Policy: Consideration shall be given to shared law

enforcement and fire service facilities such as public safety "storefronts" within village centers, training

rooms and equipment storage.

Policy: Otay Ranch shall evaluate the provision of fire

suppression sprinkler systems for residential development within the project area as part of SPA

plans.

Policy: Fire protection and emergency services facilities

shall be available or will be available concurrent

with need.

Policy: In areas lacking local public structural fire

protection and within the sphere of influence of a fire protection agency, approval of Otay Ranch discretionary applications shall be conditioned on

the annexation to that agency.

Policy: Otay Ranch shall cooperate in the development of a

strategy to address emergency medical service facilities and responsibilities in areas lacking a local

provider of these services.

Policy: Otay Ranch shall work with affected fire protection

agencies to cooperatively develop guidelines for appropriate water provision requirements necessary

for fire protection in ground water dependent areas.

Policy: Otay Ranch shall participate in fire mitigation fee or

development impact fee programs to enable fire protection agencies to meet the facility and

equipment needs generated by Otay Ranch.

d. Facilities

Fire Protection Services: Four new fire stations are necessary to serve the Otay Ranch Project Area at build-out, in conformance with the Otay Ranch goals, policies and objectives.

Emergency Facilities: It is likely that each public or private agency will have its own dispatch center. The need for additional dispatch centers will be determined in accordance with the policies of the agencies serving the area.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Specific facility site refined.

- Equipment needs identified.
- Alternative financing methods identified by the appropriate fire agency and implementation method assured.
- Fire suppression (sprinkler plan) analysis prepared and jurisdictional requirements applied.
- Demonstrate ability to provide facilities in conjunction with sewer, water and road facilities.
- Timing of construction consistent with GDP/SRP project requirements.
- Determine that response time standards have been met.
- Identify radio communication problems associated with the project area (if any).
- Develop project specific guidelines.
- Consider HAZMAT service location, if appropriate and warranted.
- Review of fuel modification plans by fire department(s).
- Assure appropriate water pressures and supply for fire control.
- Include design guidelines that implement the concept of "municipal fire insurance," if appropriate.
- o Tentative Map Requirements
 - Conditioned to dedicate or reserve site, as appropriate.
 - Funding identified.
- o Final Map Requirements
 - Site dedicated or reserved, as appropriate.
 - Funding assured.
- o Building Permit
 - Payment of impact fee (if established).
 - Apply sprinkler plan requirements.

5. Justice Facilities

a. Introduction

The purpose of the Justice Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures, and Processing Requirements to guide the timely provision of justice facilities.

The County of San Diego provides judicial services for the area west of Otay Lakes, at the South Bay Regional Center located in Chula Vista. The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Along with the Municipal and Superior Courts, office space for the District Attorney, Defenders Services, Law Library, Revenue and Recovery, Probation and the Marshall are located at the Regional Center.

Build-out of the Otay Ranch will create a demand for an additional 2.3 Municipal Court positions, 2.8 Superior Court positions, 43.7 District Attorney and Clerk positions, and 10.1 Public Defender positions.

b. Threshold

Cooperate with the County to identify an equitable funding method for the development of criminal justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Justice Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local justice facilities.

GOAL: PREVENT INJURY, LOSS OF LIFE AND DAMAGE TO PROPERTY BY HAVING ADEQUATE CRIMINAL JUSTICE FACILITIES TO SERVE OTAY RANCH RESIDENTS.

Objective: Cooperate with the County to identify an equitable

funding method for the development of criminal justice facilities based on the needs of Otay Ranch

and their benefit to Otay Ranch residents.

Objective: Justice facilities serving Otay Ranch residents will

be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

Policy: Cooperate with the County and adjacent

jurisdictions to develop plans for the siting of justice

facilities to serve the needs of the entire region.

Implementation Measure: Participate with a cooperative process among land use jurisdictions to ensure justice facilities are sited in locations which best serve the region's population and take into consideration jurisdictional general plans and community standards.

Objective: Enhance public safety by utilizing land use and site design techniques to deter criminal activity.

d. Facilities

The South Bay Regional Center may not have adequate expansion capacity to serve the projected needs of the South County region for major municipal and superior court activities. The court administrator has determined a centralized location for the majority of court functions are preferable from an economic and efficiency perspective. Satellite courtroom facilities are effective in accommodating traffic and small claims hearings, while improving the overall operational efficiency. Additionally, satellite facilities provide more convenient access and reduced travel times for local residents. Additional courts and offices may be located adjacent to or proximate to the existing South Bay Regional Center and a traffic court and small claims court facility should be considered for siting in the Otay Ranch Eastern Urban Center.

Courts and offices should be located adjacent to other municipal and civic functions. Such a central location on the site provides access for all Otay Ranch residents to conduct court activities. Commercial or retail services are compatible land uses and could share parking areas. The court should also have access to public transportation and major or minor arterials for easy accessibility. Courtroom facilities should include waiting rooms, space for bailiff/clerk, court reporter, secretaries and court clerks, copy, storage and records room, client conference rooms, chambers, public restrooms and parking.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- o SPA Requirements
 - Determine the size, location and timing of justice facilities needed to serve Otay Ranch, as part of the SPA plan for the Eastern Urban Center.
 - Develop design guidelines to deter criminal activity.
- o Tentative Map Requirements
 - Land zoned for regional purpose facilities, consistent with the SPA Plan.
 - Apply design guidelines.
- o Final Map
 - Implement conditions.
- o Building Permit Requirements
 - Pay impact fee, if established for the appropriate benefit area.

Law Enforcement Facilities 6.

Introduction a.

The provision of adequate law enforcement facilities is critical for the protection of life and property. The purpose of the Law Enforcement Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of law enforcement facilities.

The County of San Diego, City of Chula Vista and City of San Diego provide law enforcement services to the Otay Ranch and surrounding communities. The County Sheriff's Office provides public safety and protection services for all unincorporated areas The city police departments provide law of the County. enforcement services within their jurisdictions.

b. Threshold

Urban Service: Properly equipped and staffed law enforcement units shall respond to 84% of "Priority One" emergency calls within 7 minutes and maintain an average response time for all "Priority One" emergency calls of 4.5 minutes or less. Urban Service: Properly equipped and staffed law enforcement units shall respond to 62% of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" calls of 7 minutes or less. Rural Service: Properly equipped and staffed law enforcement units shall maintain an average response time for "Priority One" calls of 12 minutes, and 24 minutes for low priority calls.

Goals, Objectives, Policies and Implementation Measures c.

The following Otay Ranch Law Enforcement Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local law enforcement facilities.

GOAL: PROTECTION OF LIFE AND PROPERTY AND PREVENTION OF CRIME OCCURRENCE.

Objective: Make provisions for criminal justice facilities,

including jails, courts, and police facilities adequate

to serve the Otay Ranch Project Area.

Enhance conditions for public safety by utilizing Objective:

land use and site design techniques to deter

criminal activity and promote law enforcement.

Objective: Site law enforcement facilities in appropriate

locations in order to serve the population.

Policy: Otay Ranch shall finance its full and fair share of

the facility needs that it generates.

Policy: <u>Urban Service:</u> Provide properly equipped and

staffed law enforcement units to respond to 84% of "Priority One" emergency calls within 7 minutes and maintain an average response time of all "Priority

One" emergency calls of 4.5 minutes or less.

Policy: <u>Urban Service:</u> Provide properly equipped and staffed law enforcement units to respond to 62% of

"Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority

Two" calls of 7 minutes or less.

Policy: <u>Rural Service</u>: Provide facilities for properly

equipped and staffed law enforcement units to maintain an average response time for "Priority One" calls of 12 minutes, and 24 minutes for low

priority calls.

d. Facilities

One "central" police station located in the Eastern Urban Center is necessary to serve the Otay Ranch Project Area at build-out, in conformance with the goals, objectives and policies.

Additional facilities within villages or shared use of other public facilities may be considered at the SPA level. The size and character of these facilities will be determined, in part, by the necessary operation structure and cost by jurisdictional arrangement.

Storefronts can serve as "outlets" for multiple civic services, such as fire safety or public information, in addition to law enforcement services.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Facility site identified, with consideration of SPA plan for the Eastern Urban Center.
- Equipment needs identified.
- Financing methods identified by the appropriate law enforcement agency and implementation method assured.
- Develop site design techniques and guidelines to deter crime.
- Develop "Project Specific Guidelines" consistent with thresholds of the appropriate jurisdiction.

- o Tentative Map Requirements
 - Conditioned to reserve or dedicate site, as appropriate.
 - Funding identified.
 - Implement project specific design guidelines.
- o Final Map Requirements
 - Site dedicated or reserved, as appropriate.
 - Funding assured.
- o Building Permit Requirement
 - Payment of impact fee (if established).

7. Library Facilities

a. Introduction

The provision of library facilities ensures the residents of Otay Ranch will have access to a wide range of educational and cultural experiences. The purpose of the Library Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of these facilities.

The County of San Diego, City of Chula Vista and City of San Diego provide library and media services in the Otay Ranch area. The County of San Diego currently has 31 branch libraries and two bookmobiles to serve all of the unincorporated areas and 11 cities in the County. The City of Chula Vista has three library facilities including a 55,000 square foot central library and smaller "branch" libraries. Chula Vista is constructing a new library in the Montgomery area, which will result in a regional library system in Chula Vista. The City of San Diego has one main library downtown and 31 branch libraries throughout the City.

Build-out of the Otay Ranch GDP/SRP generates a demand for a "main" library facility located in the Eastern Urban Center and possible expansion of other libraries.

b. Threshold

City of Chula Vista: 500 square feet (gross) of adequately equipped and staffed regional library facilities per 1,000 population.

County of San Diego: Provide 350 square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

c. Goals Objectives, Policies and Implementation Measures

The following Otay Ranch Library Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local library facilities.

GOAL: SUFFICIENT LIBRARIES TO MEET THE INFORMATION AND EDUCATION NEEDS OF OTAY RANCH RESIDENTS.

Objective: Provide high quality and contemporary library

facilities and services, which meet the needs of the

entire Otay Ranch Project Area.

Objective: <u>City of Chula Vista</u>: 500 square feet (gross) of

adequately equipped and staffed library facilities per

1,000 population.

Objective: County of San Diego: 350 square feet (gross) of

adequately equipped and staffed regional/area

library facilities per 1,000 population.

Policy: Assure that Otay Ranch libraries have sufficient

funding for operation and maintenance.

Objective: Otay Ranch libraries will be equitably financed by

all new development that will benefit from the

facilities.

Policy: Participate in development impact fee programs, or

provide adequate books and library space as "turn-

key" facilities.

Policy: Include the following factors in the determination of

the best sites for branch libraries: (a) Access to the intended service population; (b) Existing library deficiency in intended service area; (c) Suitability of site to meet identified needs; and (d) Location of the site relative to complementary facilities, such as

schools, parks, and civic centers.

Policy: When feasible, participate in joint powers

agreements with the Department of Park and Recreation, school districts and other appropriate agencies for the development and operation of their

respective facilities.

Policy: The library facility standard may be satisfied

through the provision of decentralized facilities within villages. The size and character of these facilities will be determined, in part, by the necessary operation structure and cost by

jurisdictional arrangement at the SPA level.

d. Facilities

One library facility located in the Eastern Urban Center is necessary to serve the Otay Ranch at build-out, in conformance with goals, objectives and policies. This facility would serve as a "main" library for all residents of Otay Ranch, and could offer a full range of research, reference, periodicals, gallery space, storage, binding and repair, distribution, and translation services. The design of the facilities should allow for multi-use functions and should provide portable seating and walls for small meeting rooms, display, and exhibit space for cultural arts.

c. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Specific library facility site identified with consideration of SPA plans.
- Equipment needs identified.
- Timing of construction consistent with the Public Facility Financing and Phasing Plan.
- County library requirements determined with the first SPA processed in the unincorporated area.

o Tentative Map Requirements

- Conditioned to dedicate, zone or reserve site, as appropriate.
- · Funding identified.
- o Final Map Requirements
 - Site dedicated, zoned or reserved, as appropriate.
 - Funding assured.
- o Building Permit Requirements
 - Payment of impact fee (if established).

8. School Facilities

a. Introduction

The timely provision of elementary, middle and high school facilities is essential to creating a viable community. The purpose of the School Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to ensure the timely provision of local school facilities.

The Otay Ranch planning area is located within the jurisdiction of four elementary and two high school districts; Cajon Valley Union School District (K-8); Chula Vista Elementary School District (K-6); Jamul/Dulzura Union School District (K-8); San Ysidro School District (K-8); Grossmont High School District (9-12); and Sweetwater High School District (7-12). Students in these districts attend one of 56 elementary, 15 middle/high or 18 senior high schools.

Build-out of the Otay Ranch GDP/SRP generates a demand for 13 elementary schools, two middle schools and two high schools.

b. Threshold

Additional facilities needed to serve children generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity sufficient to meet, at a minimum, State Department of Education standards.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch School Facility goals, objectives, policies and implementation measures will ensure the timely provision of local school facilities.

GOAL: PROVIDE HIGH QUALITY, K-12 EDUCATIONAL FACILITIES FOR OTAY RANCH RESIDENTS BY COORDINATED PLANNING OF SCHOOL FACILITIES WITH THE APPROPRIATE SCHOOL DISTRICT.

GOAL: COORDINATE THE PLANNING OF ADULT EDUCATIONAL FACILITIES WITH APPROPRIATE DISTRICT.

Policy: Provide for the reservation of one or more sites for adult educational facilities to serve the residents of Otay Ranch.

Implementation Measure: Provide for the reservation of sufficient land/floor space within the EUC for the Sweetwater Union High School District adult education facility.

Policy: Locate schools in areas free of disturbing factors such as traffic hazards, airports or other incompatible land uses.

Policy: Ensure that schools are integrated into the system of alternative transportation corridors, such as bike lanes, riding and hiking trails, and mass transit where appropriate.

Policy: Provide general locations for private elementary and secondary schools within the plan area, spaced far enough from public schools and each other to prevent an over-concentration of school impacts.

Objective: School facilities shall be provided concurrently with

need and integrated with related facility needs, such as childcare, health care, parks, and libraries,

where practical.

Policy: Coordinate the planning and siting of schools,

recreational facilities, childcare centers, libraries

and other related public facilities.

Policy: Additional facilities needed to serve children

generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity sufficient to meet, at a minimum,

State Department of Education standards.

Objective: Provide school district with 12- to 18-month

development plan and 3- to 5-year development forecasts so that they may plan and implement school building and/or allocation programs in a

timely manner.

Implementation Measure: Request school districts to indicate the level of facilities available to serve development projects requiring discretionary review.

Implementation Measure: Condition the approval of general plan amendments, specific plans, and other legislative land decisions on the developers' responsibility to mitigate funding of school facilities and the availability of school sites and facilities at the time of need.

d. Facilities

Within the Chula Vista Elementary School District, 13 elementary schools will be located in the EUC, each of the Urban Villages, and Specialty Villages (except Villages Three and 13). The Sweetwater Union High School District would require two middle schools located in Villages Ten and Seven, and two high schools in Villages Eleven and Seven.

The Grossmont High School District and the Jamul/Dulzura Elementary School District serve the Rural Estate Areas. The obligation to provide K-12 school facilities for the Rural Estate Areas would be satisfied through the payment of fees for off-site facilities.

e. Siting of Schools

School facilities should be sited according to the following criteria. While it is unlikely that every site can meet all criteria, every site should meet most of these criteria. The ideal site should be:

o at least 10 usable acres for an elementary school, 25 usable acres for a middle/junior high school, and 50 usable acres for a senior high school, to adequately accommodate the loading

- and unloading of students, future expansion of facilities and offer design flexibility.
- o centrally located to residential development to reduce bussing requirements, reduce walking distances for young children, encourage after-hours use of facilities by the public and discourage vandalism.
- o adjacent to a street or road which can safely accommodate bike, foot and vehicular traffic. Sites should have no more than two sides with street frontage. Urban high schools are best located adjacent to collectors that can handle the increased traffic volume of student drivers and the entrance to the school should be signaled.
- o topographically and environmentally safe and suitable to reduce site preparation costs and permit maximum use of the site for physical activities.
- o of sufficient usable acreage on one level and configured to not limit the design of buildings and provide field and parking space.
- o surrounded by land uses that produce a minimum of noise and traffic, often associated with commercial and heavy industrial areas.
- o located adjacent to parks to enable joint field and recreation facility uses.
- o vacant and undeveloped to reduce financial and political costs of site acquisition.
- o located such that utilities and services (e.g., cable television, fire protection, emergency medical services) are or will be readily available, to reduce site development costs.
- o near imminent development of adjacent properties to insure road and other necessary off-site improvements are available in a timely manner.
- o with regard to distance from Brown Field, in a location acceptable to the State Division of Aeronautics.
- o a safe distance (i.e., as required by law) from contaminants or toxins in the soil or ground water from landfills, fuel tanks, agricultural areas, power lines, utility easements, et. al.
- o outside of floodplains; on stable soils; away from fault lines.
- o integrated into the system of alternative transportation corridors (i.e., bike lanes, riding and hiking trails, and mass transit) where appropriate.

f. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

o SPA Requirements

- Identify and process school district boundary adjustments, as appropriate, through approval by the appropriate governing body.
- Select school site areas within each village from which eventual school sites could be developed.
- Prepare preliminary studies of general site areas showing relationships to existing and proposed circulation systems.
- Provide phasing schedule for school facilities.
- Obtain preliminary approval, via field reviews of each general school site area from the State.
- Determine the appropriate facility financing mechanism.
- Obtain site review from the State.
- o Tentative Map Requirements
 - Implement appropriate facility financing mechanism.
 - Select specific candidate sites.
 - Prepare a land use map, which shows the specific location of the candidate sites.
 - Prepare Environmental Impact Reports for candidate sites.
 - Finalize district boundaries.
- o Final Map Requirements
 - · Dedicate school site.
- o Building Permit
 - Pay impact fees (if appropriate)

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Chapter 6

Air Quality

Section A

Introduction

The purpose of the Air Quality Chapter is to establish Goals Policies and Objectives, which, in conjunction with Otay Ranch's Land, Transportation System and Mobility plans, will assist the region to achieve State and Federal air quality standards.

Section B

Background

1. Emissions

Non-attainment - Ozone and Carbon Monoxide:

Ozone concentrations in San Diego County exceed both the Federal and State standards. Ozone is created by the reaction of solar energy, oxides of nitrogen (NOX) and reactive organic gases (ROG). A substantial majority of NOX and ROG emissions are attributable to motor vehicles.

Air quality data distinguishes between exceedences of the standards predominantly caused by transported pollution versus local emissions. Transported pollution is the pollution created in another area and then transported to the San Diego air basins by weather conditions. Historically, about 40% of the State ozone standard violations, three quarters of the Federal standard violations, and all the highest alert level concentrations were caused by transport.

Carbon monoxide concentrations exceed State and Federal standards in downtown San Diego and Escondido. Therefore, western (urbanized) San Diego County is designated a carbon monoxide non-attainment area. In 1990, the Federal 8-hour carbon monoxide standard was not exceeded and the State standard was exceeded on just one day.

Attainment Emissions:

San Diego County meets the Federal particulate matter standards promulgated in 1987. State and Federal standards for lead are being met in the region. San Diego was designated an attainment area for the Federal nitrogen dioxide standard in 1981. The State 1-hour standard has been exceeded on only three days since 1978, and one day each in 1981, 1987 and 1988. Both State and Federal standards for sulfur dioxide are being met in the region.

Emission Trends:

The draft 1991 San Diego Regional Air Quality Strategy (RAQS) projects future emissions. The forecasts demonstrate that without new emission controls, oxide emissions will begin to increase by the year 2000, primarily due to forecasted population growth. The RAQS concludes that stationary sources will become the largest contributor of reactive organic gas emissions in the next decade. However, motor vehicle emissions will remain the dominate source for carbon monoxide.

2. Regulatory Framework

Air quality issues are regulated by several levels of government and by a variety of governmental entities. Some existing and several pending air quality regulations overlap.

Federal Clean Air Act:

The national air quality regulations were initiated by the Federal Clean Air Act of 1970. The Federal Environmental Protection Agency established a national ambient air quality standard to reflect the maximum levels of background pollution considered safe.

California Clean Air Act:

In 1988, the California Legislature adopted the California Clean Air Act requiring revised air quality strategies and control measures to attain and maintain the State ambient air quality standards. The California Clean Air Act expanded local district responsibilities.

3. Regulatory and Planning Agencies

Air Resources Board:

The State Air Resources Board establishes emission standards for motor vehicles, and regulates other motor vehicle related activities, such as after market parts certification and fuel standards.

Air Pollution Control District:

The San Diego County Board of Supervisors serves as the Air Pollution Control District's governing board. The Air Pollution Control District has the authority and responsibility to promulgate regulations regarding stationary air pollution sources, transportation control measures, and indirect sources. Each of these is discussed below.

Stationary Sources (Industrial): The Air Pollution Control District is responsible for controlling stationary air pollution sources, including a wide variety of industrial and commercial operations.

Transportation Control Measures: The California Clean Air Act requires all reasonably available transportation control measures be included in Air Quality Strategies, including measures to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions.

The Act also requires for severe areas, such as San Diego, transportation control measures to:

- o Achieve an average, during weekday commute hours, of 1.5 persons per passenger vehicle by 1999.
- o Substantially reduce the rate of increase in passenger vehicle trips and miles traveled per trip; and
- o Achieve no net increase in vehicle emissions after 1997.

Because the Act does not define or otherwise provide guidance for determining reasonably available transportation control measures or a substantial reduction in the rate of increase in travel growth, the State Board has provided guidance to assist in transportation control measure planning. The State Board identifies reasonably available transportation control measures, which include both regulatory and transportation system measures.

- o Regulatory Measures
- o Employer Based Trip Reduction
- o Trip Reduction Rules for Other Sources Attracting Vehicle Trips
- Management of Parking Supply and Pricing
- o Transportation System Measures
- o Regional High Occupancy Vehicle System Plans and Implementation Programs
- o Appropriate Transit Improvement Programs for Bus and Rail
- o Land Development Policies Supporting Reductions in Vehicle Trips
- o Developmental Policies to Strengthen On-site Transit Access for New and Existing Developments

Indirect Sources: Non-attainment areas are required to develop programs for controlling indirect sources. An indirect source is any facility, building, structure or installation, or combination thereof, which generates or attracts mobile source activity that

results in emissions of any pollutant for which there is a State ambient air quality standard.

SANDAG:

The SANDAG Board of Directors, in its capacity as the regional planning entity, performs planning function, which relate directly and indirectly to air quality.

Regional Growth Management: The SANDAG Board of Directors, serving as the Regional Planning and Growth Management Review Board is preparing the Draft Regional Growth Management Strategy containing "Quality of Life" standards for eight environmental and economic factors, including air quality. The draft Quality of Life standard for air quality replicates the California Clean Air Act mandates.

Congestion Management Program (Proposition 111): A Congestion Management Program (CMP) is being prepared by SANDAG, pursuant to a Memorandum of Agreement with the region's 18 cities and the County of San Diego. All cities and the County must conform with the CMP. The draft Congestion Management Program has been prepared to complement the transportation and air quality program in the Regional Growth Management Strategy, and the Transportation Control Measure from the draft Regional Air Quality Strategy.

City of Chula Vista:

Growth Management Program: The Chula Vista Growth Management Program contains an Interim Air Quality Policy, which requires major development projects to prepare an air quality improvement plan at the Sectional Planning Area (SPA) Plan level. The air quality improvement plan must provide an analysis of air pollution impact which would result for the proposed project, and will be required to demonstrate the best available design to reduce vehicle trips, maintain or improve traffic flow and reduce vehicle miles traveled.

Goals, Objectives, Policies

GOAL: MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY.

Commuter Trip Management

GOAL: CREATE A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION NETWORK WHICH MINIMIZES THE NUMBER AND LENGTH OF SINGLE PASSENGER VEHICLE TRIPS.

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and

commercial centers to achieve an average of 1.5

Section C

persons per passenger vehicle during weekday commute hours.

Policy: Establish or participate in employer based commute

programs, which minimize the number and length

of single passenger vehicle trips.

Policy: Encourage the development of a Transportation

Management Association (TMA) for the Otay Mesa

area.

Policy: Encourage, as appropriate, alternative

transportation incentives offered to employees, alternative work hour programs, alternative transportation promotional materials, information on car pool and van pool matching services, transit pass information, space for car pool and van pool riders-wanted advertisements, information about transit and rail service, as well as information about bicycle facilities, routes, storage, and location of

nearby shower and locker facilities.

Policy: Promote telecommuting and teleconferencing

programs and policies in employment centers.

Policy: Establish or participate in education based

commute programs, which minimize the number

and length of single passenger vehicle trips.

Policy: Provide on-site amenities in commercial and

employment centers, to include: childcare facilities, post offices, banking services, cafeterias/delis/

restaurants, etc.

Policy: Should Otay Ranch include a college or university,

the facility should comply with RAQS transportation demand management strategies relating to such

uses.

Capacity Improvements

Objective: Expand the capacity of both the highway and

transit components of the regional transportation system to minimize congestion and facilitate the

movement of people and goods.

Policy: Facilitate the implementation of the Regional

Transportation Plan and Congestion Management

Capital Improvement Plan.

Policy: Expand the capacity of non-vehicular modes of

transportation, such as HOV lanes, carts and

bicycle networks.

Policy: Identify, and designate corridors for light rail and

public transit facilities, including feeder transit

systems connected to "line-haul" networks.

Policy: Include alternative forms of transportation as a

priority part of the circulation system, such as bicycle paths, riding and hiking trails, and

pedestrian walkways.

Policy: Provide park-and-ride facilities, which do not

undermine feeder lines. Park and ride facilities may be located near multiple-trip generating activities; intercept trips close to their origin; and target longer trips along corridors with HOV lanes. Parkand-ride facilities should be equipped with secure bicycle storage facilities and should have adequate

spaces to serve demand.

High Occupancy Vehicle Lanes

Objective: High Occupancy Vehicle lanes shall be encouraged.

Policy: High Occupancy Vehicle lanes should include

frequent transit stops for transfer of passengers

from public transit systems.

Policy: High Occupancy Vehicle bypass lanes should be

provided at all metered SR-125 entrance ramps,

where consistent with public safety standards.

Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle

network which includes bicycle paths between major destinations within, and adjacent to, Otay

Ranch.

Policy: Bicycle facilities should be designated for bicycle

use, and pedestrian facilities for pedestrian use to the extent necessary to provide safe, accessible

facilities.

Policy: Bicycling shall be promoted through bicycle lane

maps and bicycle destination signage.

Policy: Provide secure bicycle storage facilities at transit

stops, and employment and retail centers.

Policy: Convenient bicycle access shall be provided to

transit nodes.

Road Design

Objective: Design arterial and major roads and their traffic

signals to minimize travel time, stops and delays.

Policy: Optimize traffic signals control systems at all

activity centers to minimize travel time, stops and delays. Consider providing priority signal treatment

for tenant systems.

Policy: Minimize the number of ingress and egress to major

arterial roads.

Policy: Traffic signals at the street end of freeway on and off

ramps shall be coordinated and integrated with the

surrounding street systems.

Policy: Promote street design to give first priority to transit

vehicles.

Planning and Land Development

GOAL: LAND DEVELOPMENT PATTERNS, WHICH MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY.

Objective: Encourage mixed use development to promote

linking of trips, reduce trip length and encourage

alternative mode usage.

Policy: Villages should have a mixed-use village core area

where higher density residential, civic, and park uses are interspersed with neighborhood

commercial and office development.

Policy: Locate sensitive receptors, such as schools, day

care facilities and similar uses away from emissions

generating uses.

Policy: Minimize "drive-in" establishments to reduce

emissions from idling vehicles.

Policy: Arterials and transit stops should be linked by a

network of sidewalks and bike paths.

Policy: Transit facilities should be located near village

cores, proximate to park-and-ride facilities, the EUC and allow sufficient space reserved for bus stops, and pedestrian waiting areas, including sidewalks, benches, landscaping, street furniture and bicycle

storage.

Policy: Transit stops should be within 1/4 mile of village

core residential areas and within 1/8 mile of village

core activity centers.

Policy: Locate employment centers close to housing, transit

and HOV lane corridors.

Transit Route and Facility Design

Objective: Facilitate access to public transit.

Policy: Bus facilities, park-and-ride lots and other

ridesharing facilities should be addressed early in

the design of villages.

Policy: Bus shelters and sidewalks should be designed for

transit rider and pedestrian safety, by being well-lit,

secure and free of physical barriers.

Policy: Streets and intersections used by transit vehicles

should be built to accommodate the weight and size

of these larger vehicles.

Policy: Streets should consider transit circulation patterns,

minimizing turning movements between stops.

Policy: Bicycle lanes, and secure bike racks/storage areas

should be located near transit stops.

Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to

single vehicle passenger travel.

Policy: Sidewalks should directly connect schools, parks,

open spaces and transit facilities and village core

areas.

Policy: Distances between higher density residential areas

and bus stops should reflect the average walking

distances of pedestrians (approximately 1/4 mile).

Policy: Provide multiple pedestrian area walkways to

residential areas to reduce walking distances.

Policy: Access between a transit stop and the entrance to a

building or cluster of buildings should be clearly

visible and as direct as possible.

Policy: Buildings should be connected to abutting land

uses with paved walkways.

Policy: Buffer walkways with landscaping such as berms,

trees and other vegetation.

Policy: Scale the size of facilities, including walkways, to

correspond to anticipated pedestrian volumes and

include signs, benches and trash receptacles.

Policy: Provide well-equipped pedestrian facilities at transit

stops, including shelters to protect patrons from the weather, benches with seat backs, lighting,

landscaping and community information.

Policy: Convenient pedestrian access shall be provided to

all transit nodes.

Building Design

Objective: Locate and design buildings within village cores to

facilitate transit and pedestrian access.

Policy: Arrange buildings on a site to reduce the walking

distance between each of the buildings and the nearest transit facility. Within clusters of buildings, the site design should provide for an identifiable and dominant entrance to the cluster that is clearly

visible from the nearest transit facility.

Policy: Site transit information kiosks in locations central

to all buildings within a cluster.

Parking Management

Objective: Manage parking facilities to facilitate transit,

ridesharing and pedestrian access.

Objective: Manage parking facilities to encourage a reduction

in the number of single vehicle trips.

Policy: Locate parking to the sides and backs of buildings

so that access from public transportation does not require walking through large parking lots to reach

building entrances.

Policy: Allow preferential (free or reduced fee parking)

parking for carpools and vanpools, near entrances

to activity centers.

Policy: Joint parking is strongly encouraged for proximate

uses. Retail, office, entertainment, and some housing could share parking areas and quantities.

Street Configuration

Objective: Configure internal village streets to give pedestrian

traffic a priority.

Policy: Arterials should not traverse village cores.

Policy: Provide multiple routes to village core areas.

Policy: Encourage the extensive planting of street trees,

while remaining consistent with water conservation

goals.

Policy: Where feasible, connect cul-de-sacs and dead end

streets to the nearest adjacent streets with

pedestrian and/or bike paths to provide short cuts for these modes.

Particulate Emissions

Objective: Minimize particulate emissions, which are the result

of the construction process.

Policy: Minimize particulate emission during construction

to control fugitive dust.

Policy: Minimize simultaneous operation of multiple

construction vehicles and equipment, use low

polluting construction equipment.

Policy: Manage unpaved roads to minimize particulate

emissions during the construction and development activities, and during interim agricultural/off road

activities.

Energy Conservation

Objective: Minimize fossil fuel emissions by conserving energy.

[See Energy Chapter 10, Section E.]

Policy: Encourage the location of neighborhood recycling

collection centers at local park and rides and

shopping centers.

Section D Implementation

Implementation Measure: In addition to other requirements, Otay Ranch SPA applications shall include an air quality improvement plan consistent with the goals, objectives and policy contained in the Otay Ranch General Development Plan/Subregional Plan.

Chapter 7 Noise

Section A

Introduction

People going about their daily lives create sound. Sound is a vibration transmitted by molecules of air. Sound is structured in three components: the source, the transmission path, and the receiver. Certain sounds such as jet planes, gunfire, lawn-mowers, barking dogs, and car alarms can disturb quieter human pursuits and are usually referred to as noise. There are four predominant categories of noise: transportation, industrial, construction and population.

Existing (Otay Ranch) on-site noise sources include roadways, gun ranges, rock quarries, a recycling center and agricultural activities. Future on-site noise sources, to the extent they continue to operate, include additional roadways, transit, industrial activities, active recreation and construction. Off-site noise sources which may effect Otay Ranch include the County of San Diego Otay Landfill, the San Diego Air Sports Center and various industrial and mining uses.

Sound levels are measured and expressed in decibels (bB). Most sounds are a mixture of frequencies, each with a differing sound level. The method used to quantify environmental sounds consists of evaluating all of the frequencies of a sound in accordance with a weighing system. This system reflects the decreased sensitivity of the human ear for lower and higher frequencies. The level of a sound source is measured using a sound level meter equipped with an A-weighted filter network. A-weighted filtering deemphasizes the very low and very high frequency components of sound in a manner similar to the frequency response of the human ear

The County of San Diego Noise Ordinance (Section 36.404) regulates noise generated by a person or business at the boundary of the property on which the noise is produced. The City of Chula Vista's noise regulatory criteria is stated in the Noise Control Ordinance (Municipal Code, Chapter 19.68.010). Otay Ranch will adhere to standards appropriate to the processing jurisdiction.

Over 60 noise rating methods have been developed to facilitate assessment of noise. There is no one noise standard or set of noise standards universally applicable in San Diego County. However, two general categories of intruding noises exist: steady-state and intermittent single-event noises. The extent to which a noise exceeds the background noise is a measure of its intrusiveness.

The purpose of the Otay Ranch Noise goals, objectives and policies is to direct the identification of conditions under which noise occurs and to provide general guidelines to protect Otay Ranch

residents from the adverse effects of unwanted sound. Policy directions are provided to simultaneously control noise at its source, along its transmission path, and at the receiver site.

Section B

Goals, Objectives and Policies

GOAL: PROMOTE A QUIET COMMUNITY WERE RESIDENTS LIVE WITHOUT NOISE WHICH IS DETRIMENTAL TO HEALTH AND ENJOYMENT OF PROPERTY.

GOAL: ENSURE RESIDENTS ARE NOT ADVERSELY AFFECTED BY NOISE.

Objective: Otay Ranch shall have a noise abatement program

to enforce regulations to control noise.

Policy: Prohibit excessive noises which are a detriment to

the health and safety of residents.

Policy: Limit noise at the source, along the path of

transmission and/or at the receiver site.

Policy: Reduce the need for noise mitigation through site

and land use planning techniques, whenever

feasible.

Policy: Consider the effects of noise, especially from

transportation, in land use decisions to ensure

noise compatibility.

Policy: Comply with applicable noise ordinances and

performance standards in zoning ordinances.

Policy: Use the Environmental Review Process to evaluate

the effects of noise.

Policy: Regularly review technological developments and

building techniques which decrease the project related noise impacts on-site and off-site and

specify needed noise mitigation measures.

Chapter 8

Safety

Section A

Introduction

The San Diego region is exposed to a number of hazards, all of which have the potential for disrupting communities, causing damage and creating casualties. Possible natural hazards include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidence such as war, nuclear disasters, hazardous material spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

The goals, objectives, policies and implementation measures presented below provide for the long range and comprehensive protection of the community and residents of Otay Ranch from these natural and man-made disasters. These guiding principles are augmented by planning, building, public works and safety goals, policies, codes and ordinances which, when taken together, constitute an effective method of protecting life and property.

Additionally, the permitting authority enforces building code standards. All projects requesting subdivisions are required to include an environmental assessment report on existing natural hazards and other environmental concerns. Zoning ordinances and the Uniform Building Code (UBC) enforce safety standards through the implementation of fire codes and earthquake standards. These regulations are a means of securing water systems of adequate size and pressure for fire fighting, and ensure adequate roadway widths for emergency vehicle access, including maneuverability of fire trucks.

Section B

Goals, Objectives, Policies, Implementation Measures

GOAL: PROMOTE PUBLIC SAFETY AND PROVIDE PUBLIC PROTECTION FROM FIRE, FLOODING, SEISMIC DISTURBANCES, GEOLOGIC PHENOMENA AND MAN-MADE HAZARDS IN ORDER TO:

- PRESERVE LIFE, HEALTH AND PROPERTY;
- CONTINUE GOVERNMENT FUNCTIONS AND PUBLIC ORDER;
- MAINTAIN MUNICIPAL SERVICES; AND
- RAPIDLY RESOLVE EMERGENCIES AND RETURN THE COMMUNITY NORMALCY AND PUBLIC TRANQUILLITY.

General Public Safety

Objective: Provide for the continuity of government and public

order.

Objective: Maintain public services and ensure the rapid

resolution of emergencies.

Objective: Minimize social and economic dislocations resulting

from injuries, loss of life and property damage.

Policy: Otay Ranch service providers should participate in

cooperative agreements for disaster preparedness with other urban and rural emergency service

providers and voluntary agencies.

Policy: Incorporate the Otay Ranch Project Area into

existing regional disaster preparedness programs

including mutual aid agreements.

Policy: Establish and maintain safe and effective

evacuation routes.

Policy: Facilitate post-disaster relief and recovery

operations.

Implementation Measure: An emergency disaster plan should be adopted which becomes operative during periods of major emergency. This plan may be an existing plan of the City of Chula Vista or the County of San Diego or a separate plan, which compliments existing disaster responses. The plan shall include:

- a system for the effective management of emergency situations;
- lines of authority, communication and relationships;
- staff tasks and responsibility assignments;
- protection and maintenance of community facilities and services;
- continuity of Government; and
- a framework of recovery operations.

Implementation Measure: Utilize the recommendations and ordinances of geotechnical engineers, emergency responders, and disaster preparedness planners, as indicated in the ordinances of the City of Chula Vista and County of San Diego, in order to mitigate the potential effects of natural and man-made disasters.

Implementation Measure: Carry out emergency plans which are compatible with the California Master Mutual Aid Agreement and apply local resources to meet emergency requirements.

Implementation Measure: Participate in, and respond to, requests for mutual aid, receive and employ resources, carry out emergency regulations, identify multi-purpose staging areas and maintain liaison with appropriate agencies and jurisdictions.

Implementation Measure: Identify evacuation routes for Otay Ranch such as:

- I-5, I-805, SR-54 and SR-125
- Telegraph Canyon Road, Otay Lakes Road, East Orange Avenue, Otay Valley Road, East Palomar Street, Proctor Valley Road and Hunte Parkway.

Seismic Disturbances

Objective: Provide public protection from earthquakes, rock

slides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of

community social and economic activity.

Policy: Arrange land uses in a manner consistent with

recognized seismic safety practice to promote the continuous services of governmental and emergency

facilities and services.

Implementation Measure: Construction shall be in accordance with the Uniform Building Code (UBC) and the Association of Structural Engineers of California in order to reduce, to the extent possible, the effects of seismic shaking.

Floods

Objective: Prevent property damage and loss of life due to

seiches, dam failure and heavy rains.

Objective: Preservation of the floodplain environment from

adverse impacts due to development.

Policy: Arrange land uses and implement engineering

design in a manner consistent with recognized

drainage and water storage safety practices.

Policy: Development within floodplains will be restricted to

decrease the potential for property damage and loss of life from flooding and to avoid the need for

channels and other flood control facilities.

Implementation Measure: Identify areas adjacent to reservoirs potentially subject to seiches and tanks potentially subject to damage in an earthquake.

Implementation Measure: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

Implementation Measure: Build and maintain water storage facilities in compliance with The Division of Dam Safety.

Implementation Measure: Storm water flows shall be controlled and conveyed based on statistical models and engineering experience as specified by Engineering Standards.

Geologic Phenomena

Objective: Prevent property damage and loss of life due to

landslides, rock falls, and erosion.

Policy: Identify and appraise those areas particularly

susceptible to damage from geologic phenomena.

Policy: Prohibit development in areas of extensive land

sliding where stabilization cannot reasonably be

accomplished.

Implementation Measure: Identify all previous and potential landslide areas to determine methods to mitigate any significant risks to public safety.

Implementation Measure: Use rock nets, fences, berms, or other features designed to prevent road blockage from rock falls for single access routes.

Implementation Measure: Grading practices shall be consistent with the grading ordinance of the jurisdiction reviewing project land use plans.

Fire, Crime, Health Emergency and Hazardous Substances

Objective: Prevent property damage and loss of life due to fire,

crime or hazardous substances.

Policy: Fire protection, law enforcement and emergency

services facilities shall be available prior to or

concurrent with need.

Policy: Arrange land uses in a manner consistent with

recognized health, fire, crime prevention and

protection practices.

Implementation Measure: Reduce fire dangers through adherence to the Otay Ranch Fire Protection and Emergency Services policies and standards (GDP Part II, Chapter 5, Section E), Uniform Building Code, emergency power measures for critical safety services, and appropriate design standards for street width and water systems.

Implementation Measure: Create and maintain a fuel break and fuel management system.

Implementation Measure: Comply with the Integrated Waste Management Act (California Government Code Section 41500) and policies subsequently developed and included in a City or County Hazardous Waste Element for all Hazardous Substances

(as defined in Article 2, Chapter 6.5, Section 24117 of the California Health and Safety Code).

Implementation Measure: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Implementation Measure: Site fire and emergency services facilities consistent with the following factors: (a) Ability to meet travel/response time policies; (b) Proximity to a pool of volunteer fire-fighters for service within the unincorporated areas, when appropriate; (c) Ability of the site to support the appropriate facility to serve current and future development in the intended service area; (d) Distances from other fire stations, including those operated by neighboring districts; (e) Safe access to roadways in emergency responses; (f) Special needs created by recreation areas and industrial land uses; (g) Avoid close proximity to active fault traces; and (h) Ability to meet any adopted community facility level standard, if appropriate.

Implementation Measure: Create a firebreaks and fuel modification plan, which adheres to the standards of the appropriate jurisdictions.

Implementation Measure: Provide a buffer from high voltage transmission lines consistent with industry standards regarding adjacent land uses.

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Chapter 9

Growth Management

Section A

Introduction

The Growth Management Chapter of the Otay Ranch GDP/SRP contains Goals, Policies, Objectives and Implementation Measures governing the phasing of Otay Ranch to assure the efficient and timely provision of public facilities concurrent with need and in compliance with facility-specific policies and thresholds.

Chapter 9 is closely associated with, and must be implemented in conjunction with, Part II, Chapter 5 - Capital Facilities. The Capital Facility Chapter establishes facility-specific policies and processing requirements, while this Chapter establishes the procedural framework to ensure their implementation.

Otay Ranch phasing policies are contained in Section B, below. They are implemented through the Village Phasing Plan.

The performance-based facility driven thresholds meld the Chula Vista Facility Thresholds, the County Public Facility Element and the draft Regional Growth Management Strategy. The thresholds are contained in the Otay Ranch Facility Implementation Plan¹.

As an applicant receives each succeeding development approval, the applicant must perform required steps leading to the timely provision of the required facility. Failure to perform the required step, curtails additional development approvals. The concept is illustrated below:

An Otay Ranch Implementation Program Document as defined in Part I, Chapter 7.

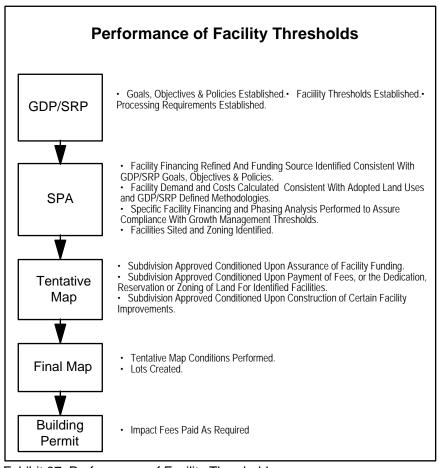


Exhibit 97 Performance of Facility Thresholds

The critical link between the thresholds and development entitlements is Public Facility Financing and Phasing Plans (PFFP). Section C, SPA Processing Requirements, imposes the preparation of PFFPPs as a condition of approval of all SPAs. The PFFPP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the threshold standards, including:

- An inventory of present and future requirements for each facility.
- o A summary of facilities cost.
- o A facility phasing schedule establishing the timing for installation or provisions of facilities.
- o A financing plan identifying the method of funding for each facility required.
- o A fiscal impact report analyzing SPA consistency with the requirements and conclusions of the Otay Ranch Service Revenue Plan.

Performance is further assured through the preparation of an annual monitoring report, as governed by Section D. This report analyzes actual compliance with threshold standards and projects the volume and location of future development and facilities to be provided to meet the threshold standards. Failure to comply with a threshold results in the imposition of an appropriate sanction tied to the nature and severity of the shortfall.

Section B

Phasing

GOAL: DEVELOP OTAY RANCH VILLAGES TO BALANCE REGIONAL AND LOCAL PUBLIC NEEDS, RESPOND TO MARKET FORCES, AND ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES CONCURRENT WITH NEED.

Objective: Coordinate the timing of the development of Otay

Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the

existing and planned villages.

Policy: Phase development to provide public facilities

concurrent with need and in compliance with the

facility thresholds.

Implementation Measure: Each SPA shall comply with the facility threshold standards contained in the Otay Ranch GDP/SRP Goals, Objectives and Policies (see Part II, Chapter 5, Capital Facilities).

Policy: Transportation facilities shall be a major

determinant of overall public facility and

development phasing.

Policy: Villages should be phased so as not to require the

expansion of off-site roads beyond approved

classifications.

Policy: Phase rural development areas of the Otay Ranch

independent of urban development.

Policy: Phase the Otay Ranch villages to promote

community identity and character, preserve and enhance the fiscal viability of existing and planned villages, and minimize the disruption of the lives of

existing residents.

Policy: Phase Otay Ranch to ensure sufficient revenues are

generated to efficiently finance the operation and

maintenance of needed public facilities, consistent with the Service Revenue Plan².

Implementation Measure: Prepare and maintain the Otay Ranch Village Phasing Plan³ consistent with the Otay Ranch GDP/SRP Goals, Policies and Objectives.

Policy:

The Specific Plan for Village 14 shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen Specific Plan analysis shall include the long-term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area.

Policy:

The University Site may be developed for university purposes at any time. This area may be developed as secondary village land uses only after the completion of "Western Phases I, II and III," as identified in the Village Phasing Plan. Also, see GDP/SRP Part II, Chapter I, Sections F9 and F10.

Section C

SPA Processing Requirements

Policy:

Condition the approval of SPAs on compliance with (1) the facility threshold standards and processing requirements, (2) the Village Phasing Plan, and (3) ensure the viability of this and previously approved villages.

Implementation Measure: In addition to other requirements, approval of Otay Ranch SPAs shall be contingent upon showing how it will implement the criteria contained in the GDP/SRP and in the Facility Implementation Plan.

- <u>Project Summary</u>: The SPA shall include a description of the proposed project, including maps, graphs, tables, and narrative text, based upon the GDP/SRP and zoning.
- <u>Public Facilities Financing and Phasing Plan</u> (PFFPP): The SPA shall include a PFFPP containing a phasing schedule

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An Otay Ranch Implementation Program Document as defined in Part I, Chapter 7.

An Otay Ranch Implementation Program Document as defined in Part I, Chapter 7.

showing how and when the following facilities and improvements, necessary to accommodate development, will be installed or financed in order to meet the threshold standards.

Drainage Facilities

Sewerage Facilities

Transportation System Facilities

Urban Run-off Facilities

Water Facilities

Water Reclamation Facilities

Civic Facilities

Fire Protection and Emergency Facilities

Law Enforcement Facilities

Library Facilities

Parks and Recreation Facilities

School Facilities

Animal Control Facilities

The PFFPP shall include:

- Inventory: An inventory of present and future requirements for each facility and improvement based upon the threshold standard established for each facility.
- Fiscal Analysis: A fiscal analysis performed on both the property governed by the SPA and the overall Otay Ranch and include City of Chula Vista and County of San Diego General Fund, Road Fund and dependent special districts' revenues and expenditures. The methodology shall be similar to the Service Revenue Plan, incorporating the existing policies and standards at the time the report is prepared.
- Capital Facilities Plan: A Capital Facilities Plan (CFP) identifying when needed capital facilities will be constructed and recommended methods of financing. Where appropriate, the build-out CFP should identify relevant threshold measures and anticipated service levels both prior to and after the facility is constructed. The plan should include a summary of the cost of facilities and a facility phasing schedule establishing the timing for installation or provisions of facilities. The plan shall demonstrate that facilities necessary to serve the project will be provided consistent with the threshold standards and processing requirements.

Development Impact Fees (DIFs) for capital facilities will be developed for portions of the Otay Ranch to be located

in the City of Chula Vista and these DIFs should include Otay Ranch's appropriate share of the public facility projects included in the City of Chula Vista's current DIFs. It is important to recognize, however, that while DIFs provide an equitable method for spreading the cost of capital facilities, DIFs are not a reliable financing mechanism to ensure that capital facilities are constructed when needed. As such, the Public Facilities Financing Plan should detail how any projected shortfall between development impact fees on-hand and actual facility costs will be reconciled when critical facilities are needed. These types of critical facilities include police, fire and street-related projects, where delays can affect threshold service levels and necessitate building Other interjurisdictional DIFs may be moratoriums. formed as necessary.

Regional Facility Report: An analysis demonstrating that the following regional facilities will be provided consistent with the facility threshold standard and processing requirements established for each facility.

Arts and Cultural Facilities

Cemetery Facilities

Health and Medical Facilities

Community and Regional Purpose Facilities

Social and Senior Services Facilities

Correctional Facilities

Justice Facilities

<u>Village Viability:</u> An analysis of the extent to which the initiation of the development of a new phase, or modification of the Village Phasing Plan may affect the viability of existing villages, as illustrated in the GDP/SRP Land Use Chapter. The analysis should contain an overview of historic and forecasted residential and commercial development, and performance of affordable housing requirements.

Section D

Annual Report and Review

Implementation Measure: Otay Ranch shall prepare and submit an annual report monitoring the development of the community of Otay Ranch. The annual monitoring report will analyze the supply of, and demand for, public facilities and services governed by the threshold standards. An annual review shall commence following the first fiscal year in which residential occupancy occurs and is to be completed during the second quarter of the following fiscal year. To ensure—continued—interjurisdictional—cooperation,—the—annual monitoring report will be submitted to the City of Chula Vista, the

County of San Diego and all school districts and special districts which serve part or all of Otay Ranch.

The annual monitoring report shall contain the following information and analyses:

- Analysis of compliance with the threshold standards.
- An annual development projection for the current calendar year, including the number and location of development.
- Facilities projected to be provided within the next year to meet the threshold standards.
- Recommendations for alternative compliance.
- If it is projected that public facilities will not meet the threshold standards, the report shall recommend one of the following:
 - The issuance of a "Statement of Concern" for facilities and services provided by the jurisdictions outside the control of Otay Ranch.
 - * Mitigation measures to bring the facilities into conformance with the threshold standards.
 - Consideration of curtailment of development approvals if appropriate mitigation measures cannot be implemented in a timely manner.
- A 5 year development phasing forecast identifying targeted submittal dates for future discretionary applications (SPAs and Tentative Maps), projected construction dates, corresponding public facility needs per the adopted threshold standards, and identifying financing options for necessary facilities.
- Development of the Otay Ranch within the City of Chula Vista shall be monitored under the City's Growth Management Ordinance. The Otay Ranch shall comply with the City's Growth Management Threshold Standards and be reviewed annual as part of the City Growth Management Program .by the Growth Management Oversight Commission
- A review of the Village Phasing Plan. Any recommended modifications to the Village Phasing Plan must be approved by the appropriate land use jurisdiction based upon an analysis of the extent to which the modifications of the Village Phasing Plan would affect the viability of existing or planned villages, as defined in the GDP/SRP Land Use Chapter. The analysis should contain a review of (1) historic and forecasted residential and commercial development, (2) performance of affordable housing requirements, (3) compliance with facility threshold standards, (4) an evaluation of fiscal impacts to public service providers concerning operation and maintenance of planned facilities, and

- (5) the extent to which planned facilities can be financed without jeopardizing existing land secured public debt.
- A review of the Service Revenue Plan and revenue sharing agreement(s). Annual updates will be conducted for the duration of the reserve fund (see Part II, Chapter 5, Section A), or until a time that is mutually agreed upon by the City of Chula Vista and the County of San Diego. The Annual Fiscal update will provide an analysis of the prior fiscal year's net fiscal results for the City of Chula Vista and County of San Diego General Fund, Road Fund and dependent special districts' revenues and operating costs generated by the existing development on the Otay Ranch. The City of Chula Vista, the County of San Diego and the SPA applicant(s) shall make available any appropriate data. annual review shall generally follow the same methodology as utilized in the GDP/SRP Service Revenue Plan. It is anticipated that the annual update will evaluate marginal revenues and expenditures to provide the most accurate estimate of actual fiscal performance of the prior year. Therefore, the following exceptions to the original methodology are anticipated:
 - Operating cost figures should, whenever reasonably possible, reflect actual, marginal cost impacts incurred by the City and County. This is particularly important for the major service areas, such as fire protection services. If needed data is not available (or for minor service areas), operating costs should be projected using a proportionate methodology reflecting the City's or County's average unit costs. Where there are known lags between development and the need for service, such as street repair, these lags should be accounted for when they are expected to be incurred.
 - Revenue projections will, of necessity, be principally based on project-wide or citywide or countywide average revenues per dwelling unit (e.g., utility users tax), per capita (e.g., motor vehicle in-lieu fees), or similar unit averages. Until sufficient non-residential development occurs to enable sales tax revenues to be projected by commercial or industrial acre, as done in the GDP/SRP Service Revenue Plan methodology, sales tax revenue generated by the development should be projected on a per-household or per-capita basis.
 - » Changes to City and County cost and revenue distribution formulas will be made in accordance with changes in State, County and City policies and requirements.

The annual update "look-back" should also incorporate the following:

» differences in prior methodology should be highlighted and the rationale for the deviation explained.

- » revenue and operating cost projects should be based on the cumulative development by fiscal year quarter.
- data used for projecting revenues (e.g. the average sales price per homes/lots sold in a given fiscal year used for projecting property transfer taxes) or for assessing operating costs (street miles or average daily trips used for determining street maintenance costs) should be detailed along with the source.
- » calculation of residential acres absorbed and units sold/occupied and non-residential acres absorbed by quarter/by housing or land use types, cumulative absorption since project inception, and the cumulative percentage of project (approved SPAs) built out.
- » calculation of residential population added by quarter and cumulative totals from project inception.

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Chapter 10

Resource Protection, Conservation and Management

Section A

Introduction

The protection of natural resources within Otay Ranch is shaped by multiple, and at times competing, demands. Balancing these demands requires integrated and comprehensive planning. The key concern is the protection of viable natural habitat, open space and endangered species. Traditional environmental regulations have focused on protection of a few critically affected species or isolated areas, rather than natural systems. The Otay Ranch GDP/SRP takes a systems approach to the protection, conservation and management of resources.

This Chapter establishes goals, objectives and policies to ensure the conservation of significant portions of Otay Ranch's natural environment. Conservation is the sensitive preservation, management and enhancement of natural resources to assure their continued availability, appreciation and enjoyment.

This Chapter's goals, objectives and policies prevent the wasteful exploitation, destruction, or neglect of resources and encourage the preservation, enhancement and management of sensitive resources. Implementation of these policies is guided by the Resource Management Plan (RMP), a "Program Implementation Document," as defined in Part I, Chapter 7. The RMP includes more precise standards and implementation guidelines for the protection of these resources.

This Chapter is organized into the following sections:

Section B: Resource Preserve

- 1. Identification of Sensitive Resources
- 2. Preservation of Sensitive Resources
- 3. Enhancement and Restoration of Sensitive Resources
- 4. Wildlife Corridors
- 5. Preserve Management and Maintenance
- 6. Resource Preserve Land Uses
- 7. Resource Preserve Adjacent Land Uses
- 8. Resource Preserve Interim Land Uses
- 9. Regulatory Framework for Future Uses

Section C: Physical Resources

1. Mineral Resources

2. Soils

3. Steep Slopes

4. Floodways

Section D: Visual Resources

Section E: Energy Conservation

Section F: Water Conservation

Section G: Astronomical Dark Sky

Section H: Agriculture

Open space is addressed in Part II, Chapter 4. Air quality is addressed in Part II, Chapter 6.

Section B Resource Preserve

The designation of open space areas alone, cannot ensure protection, enhancement and management of sensitive resources. The goal of this Chapter, the protection of sensitive biological, cultural, geological and other natural resources, is more likely to be achieved through the creation of a permanent Preserve system.

The Preserve will:

- o provide large, connected natural areas with varied habitats that offer refuge, food and shelter to multiple species of native plants and animals; and
- o protect scenic, paleontological, and cultural resources; and
- o create a mechanism to assure Preserve resources are not impaired by urban development adjacent to the Preserve; and
- o develop a multi-faceted living laboratory for research; and
- o enhance opportunities for public education and appreciation of sensitive resources.

Goals, Objectives and Policies

GOAL: ESTABLISHMENT OF AN OPEN SPACE SYSTEM THAT WILL BECOME A PERMANENT PRESERVE DEDICATED TO THE PROTECTION AND ENHANCEMENT OF THE BIOLOGICAL, PALEONTOLOGICAL, CULTURAL RESOURCES (ARCHAEOLOGICAL AND HISTORICAL RESOURCES), FLOOD PLAIN, AND SCENIC RESOURCES OF OTAY RANCH, THE MAINTENANCE OF LONG-TERM BIOLOGICAL DIVERSITY, AND THE ASSURANCE OF THE SURVIVAL AND RECOVERY OF NATIVE SPECIES AND HABITATS WITHIN THE PRESERVE, AND TO SERVE AS THE FUNCTIONAL EQUIVALENT OF THE COUNTY OF SAN DIEGO RESOURCE PROTECTION ORDINANCE (RPO).

1. Identification of Sensitive Resources

Objective: Identify sensitive and significant biological, cultural,

paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or

management.

Policy: Incorporate existing and updated vegetation maps,

sensitive species distribution maps, biological reports, the vernal pool report, the wildlife corridor study, the raptor habitat/foraging study, and all other pertinent data presented in studies by ASI, RECON, MBA, Ogden, and Dudek, into the

identification of key resource areas.

Policy: Complete biological studies currently in progress.

Implementation Measure: The following studies shall be completed by the landowner prior to or concurrent with the first SPA in the Phase 2 RMP:

- o Wildlife Movement/Corridor Study
- o Raptor Foraging/Habitat Study
- o Habitat and Population Studies on California Gnatcatcher and Cactus Wren (ongoing studies over 35-year period)
- o Vernal Pool Study

Policy: In conjunction with the first SPA in the Otay Valley

Parcel, complete cultural resource studies to assess cultural resources throughout the Otay Valley

Parcel.

Policy: In conjunction with the first SPA in the Proctor

Valley Parcel, complete cultural resource studies to assess cultural resources throughout the Proctor

Valley Parcel.

Policy:

In conjunction with the first SPA in the San Ysidro Mountains Parcel, complete cultural resource studies to assess cultural resources throughout the San Ysidro Mountains Parcel.

Implementation Measure:

- o Survey of the remaining unsurveyed area in each parcel shall be completed at the time of the first SPA approval.
- o Following completion of the systematic survey, sites recommended for testing within SPAs shall be tested and evaluated on a SPA by SPA basis for their importance pursuant to CEQA.
- o The testing program shall be conducted in accordance with County of San Diego Guidelines on a SPA-by-SPA basis.

Policy: Recover any significant fossils unearthed during grading activities for subsequent scientific study and/or display.

Policy: Prior to issuance of a grading permit within areas identified with the RMP as paleontologically sensitive (i.e., the Otay, Sweetwater, and San Diego formations), a letter shall be filed with the lead agency indicating that a qualified paleontologist has been retained to carry out an appropriate mitigation program.

Implementation Measure:

- o A qualified paleontologist shall be present at all pregrading meetings to consult with grading and excavation contractors.
- A qualified paleontologist shall be present during the original cutting of previously undisturbed sediments of geologic formations with high potential to support fossils, to inspect cuts for fossils.
- o Small fossils shall be recovered immediately; if required for excavation of larger fossils, cutting activities shall be temporarily diverted or halted. During grading, periodic reports shall be made by the paleontologist recommending expansion or contraction of monitoring activities as appropriate.
- Possil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, sorted, and catalogued, after which they shall be deposited in an appropriate institution or display facility.

Policy: Identify and map flood plains within Otay Ranch.

Policy: Flood plain mapping shall include FEMA and

County-mapped flood plains.

Policy: Identify major land forms within Otay Ranch.

Implementation Measure: The Preserve shall include, but not be limited to, the following major land forms on Otay Ranch: the Jamul and San Ysidro Mountains and associated drainages, the Otay River drainage system including Salt Creek Canyon, Poggi Canyon and Wolf Canyon.

Policy: Identify and map agricultural lands within Otay

Ranch on a SPA-by-SPA basis.

2. Preservation of Sensitive Resources

Objective: Preserve sensitive and significant biological,

cultural, paleontological, flood plain, visual, and

agricultural resources.

Policy: Include large blocks of key biological resource areas

within the Preserve.

Implementation Measure: Criteria for identifying key biological resource areas are as follows:

- o Presence of State- or Federally-listed endangered or threatened species.
- o Concentrations of CNPS listed plant species.
- o Co-occurrence of USFWS Category 2 candidates and/or CDFG species of special concern.
- o Large contiguous areas of coastal sage scrub habitat for the California gnatcatcher. The gnatcatcher is listed as threatened by the U.S. Fish and Wildlife Service.
- o Areas supporting locally and regionally recognized sensitive habitats types (e.g, wetlands, southern interior cypress forest, etc.).
- o Presence of regional and local wildlife corridors.

Implementation Measure: The boundaries of the key resource areas as identified in the RMP are generalized, and include the following: Poggi Canyon; Wolf Canyon; Otay River Valley; Otay Mesa; Salt Creek Canyon; Jamul Mountain; Otay Reservoir; San Miguel Mountain; Proctor Valley/Callahan Mountain; West Otay Mountain; San Diego Air Sports Center; North Otay Mountain; Otay Mountain; Little Cedar Canyon and Cedar Canyon/Hubbard Spring.

Policy: Preserve coastal sage scrub habitat (including Diegan coastal sage scrub, disturbed coastal sage

scrub, maritime succulent scrub, coastal sage scrub/non-native grassland, and coastal sage scrub/chaparral). Habitat values can be measured in terms of number of acres, biodiversity, habitat maturity and presence of sensitive species.

Implementation Measure: Preservation and restoration activities shall be consistent with the guidelines of any applicable regional open space/resource protection program and shall result in equal or greater overall habitat values than occur under existing conditions. A minimum of 85% of the total acreage of coastal sage scrub habitat onsite shall be preserved or restored. The 85% standard may be achieved through a combination of preservation (a minimum of 70% of existing habitat) with the remainder through restoration of disturbed and/or non-native habitats.

Implementation Measure: The following blocks of high quality coastal sage scrub shall be included in the Preserve - Salt Creek Canyon, Wolf Canyon, Poggi Canyon, southwestern Jamul Mountains, western San Ysidro Mountains, slopes south and north of the Otay River.

Policy: Preserve native grasslands (valley needlegrass grassland).

Implementation Measure: A minimum of 80% of the total acreage of native grassland habitat onsite shall be preserved or restored. The 80% standard maybe achieved through a combination of preservation (a minimum of 25% of existing habitat) with the remainder through restoration of disturbed and/or non-native habitats. Restoration must result in habitat for threatened and endangered species that is of equal or greater value than that of the habitat disturbed.

Policy: Preserve the following habitat types: southern interior cypress forest, coast live oak woodland, oak riparian forest, riparian woodland, and sycamore alluvial scrub.

Implementation Measure: 100% of the acreage of southern interior cypress forest, coast live oak woodland, oak riparian forest, riparian woodland, and sycamore alluvial woodland (as mapped by MBA/RECON, 1989) shall be preserved. Where it is infeasible to include these areas within the Preserve, include in non-Preserve open space.

Policy: Maintain large, viable populations of the California gnatcatcher and cactus wren within the Preserve.

Implementation Measure: Include within the Preserve sufficient habitat to maintain at least 52% of existing documented pairs/individuals of the California gnatcatcher. Include within

the Preserve sufficient habitat to achieve no loss of viable cactus wren populations.

Implementation Measure: Achievement of this standard may be measured by evaluation of the sensitive animal maps (MBA/RECON, 1989) as updated by field mapping completed for the California gnatcatcher/cactus wren study as part of the first SPA in the Phase 2 RMP. Achievement of this standard may include maintenance of populations in non-Preserve open space.

Policy: Preserve on-site State and Federally listed rare, threatened, and endangered species. (See RMP Policy 2.9 for vernal pool species.)

Implementation Measure: Include within the Preserve 95% of San Diego thorn-mint (Acanthomintha ilicifolia) known to be present on the Ranch, i.e., the larger population including several thousand plants located in the southwestern portion of the Implement required EIR mitigation Proctor Valley parcel. measures. Include within the Preserve 100% of Dunn's mariposa lily (Calochortus dunnii) known to be present on the Ranch, i.e., one small population at the upper end of Little Cedar Canyon and one small population on a peak in the northwest corner of the Jamul Mountains. Include within the Preserve 100% of the Mexican flannelbush (Fremontodendron mexicanum) known to be present on the Ranch, i.e., three individuals in upper Cedar Canyon. Include within the Preserve 70% of the Otay tarplant (Hemizonia conjugens) known to be present on the Ranch, i.e., several thousand plants in Salt Creek, Wolf Canyon, and the detached, inverted "L" parcel. Although this standard is below that for other State and Federally listed plant species, the large number of individuals and widespread occurrence of Otay tarplant onsite indicate that it is less vulnerable than other State and Federally-listed species. The remaining populations onsite are extensive enough to assure the continued survival of this Include within the Preserve 100% of the willowy monardella (Monardella linoides ssp. viminea) known to be present on the Ranch, i.e., several hundred plants in the bottom of a deep drainage on the west side of the San Ysidro Mountain parcel. Include within the Preserve 100% of the slender-pod caulanthus (Caulanthus stenocarpus) known from the Ranch, i.e., the small population near the peak in the northwestern corner of the Jamul Mountains.

Implementation Measure: Achievement of these standards may be measured by evaluation of the sensitive plant maps (MBA/RECON, 1989, 1990) as updated by Phase 2 RMP field mapping efforts which include measured areas of the populations to establish the number of individuals within those populations. Status reports shall be submitted with each SPA to ensure long-term documentation of population status. Preservation of at least 90% of remaining populations of species

recognized as threatened or endangered by CDFG and/or USFWS in the future.

Policy: Preserve onsite populations of plant species recognized as sensitive by the California Native Plant Society (Smith and Berg 1988).

Implementation Measure: Include within the Preserve a minimum of 75% of Otay Ranch populations of plant species recognized as List 1B or List 2 by the California Native Plant Society (Berg and Smith 1988) (excluding those listed above in Policy 2.6): California adolphia (Adolphia californica), San Diego bur-sage (Ambrosia chenopodiifolia), Otay manzanita (Arctostaphylos otayensis), San Diego sagewort (Artemisia palmeri), Campo (Clarkia delicata), summer-holly clarkia (Comarostapylis diversifolia ssp. diversifolia), Orcutt's bird's-beak (Cordythalthus orcuttianus), Tecate cypress (Cupressus forbesi), San Diego barrel cactus (Ferocactus viridescens), Palmer's grappling hook (Harpagonella palmeri), San Diego marsh-elder (Iva hayesiana), Gander's pitcher-sage (Lepechinia ganderi), San Diego goldenstar (Muilla clevelandii), snake cholla (Opuntia parryi var. serpentina), narrow-leaved nightshade (Solanum tenuilobatum), San Diego County needlegrass (Stipa diegoensis), and San Diego County viguiera (Viguiera laciniata).

Implementation Measure: Include within the Preserve a minimum of 50% of the Otay Ranch populations of plant species recognized as List 3 or List 4 by the California Native Plant Society (Berg and Smith 1988): dense reed grass (Calamogrostis densa), San Miguel savory (Calamintha chandleri), southern mountain misery (Chamaebatia australis), Fallbrook spine-flower (Chorizanthe procumbens var. albiflora), western dichondra (Dichondra occidentalis), variegated dudleya (Dudleya variegata), spiny rush (Juncus acutus var. sphaerocarpus), dwarf pepper-grass (Lepidium latipes), California adder's-tongue fern (Ophioglossum lusitanicum ssp. californicum), Greene's ground-cherry (Physalis greenei), Engelmann oak (Quercus engelmannii), Coulter's matilija poppy (Romneya coulteri), and ashy spike-moss (Selaginella cinerascens).

Implementation Measure: Include within the Preserve a minimum of 50% of the Munz's sage (Salvia munzii) known from the Ranch. Although recognized as a List 2 species by CNPS, Munz's sage is extremely common and widespread on the Proctor Valley parcel. Hence, preservation of at least half of this population will assure the continued survival of the species on the Ranch.

Implementation Measure: Achievement of these standards may be measured by evaluation of the sensitive plant maps (MBA/RECON, 1989, 1990) as updated by Phase 2 RMP field mapping efforts which include measured areas of the

populations to establish the number of individuals within those populations. Status reports shall be submitted with each SPA to ensure long-term documentation of population status.

Policy: Preserve onsite populations of plant and wildlife species recognized as Category 2 Candidates for listing by USFWS.

Implementation Measure: Include within the Management Preserve a minimum of 75% of Otay Ranch populations of plant and wildlife species recognized as Category 2 candidates by U.S. Fish and Wildlife Service in a Preserve configuration, which will ensure their conservation in perpetuity. This standard may be re-evaluated if future studies demonstrate a greater or lesser need for conservation of any resources.

Policy: Preservation of a minimum of 95% of the vernal pool habitat on the Ranch supporting vernal pool indicator species (as defined in the vernal pool report). Necessary State and/or Federal permits would be obtained in accordance with Section 404 of the Clean Water Act, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game implementing Section 1600 of the California Fish and Game Code.

Implementation Measure: In conjunction with the first SPA in the Phase 2 RMP, develop a Vernal Pool Preservation and Management Plan. Establish a vernal pool preserve of no less than 330 acres on Otay Mesa south of the Otay River to include all vernal pools identified by the California Department of Fish and Game (Bauder 1986) as J23, J24, J25, J30 and identified sensitive portions of J29. Preserve a minimum of 95% of the Otay Ranch distribution of the State-listed San Diego buttoncelery (Eryngium aristulatum var. parishii) and 100% of the State-listed Otay Mesa mint (Pogogyne nudiuscula), in locations identified in the vernal pool report (DUDEK 1992). Assure the continued survival of little mousetail (Myosurus minimus var. apus) and San Diego navarettia (Navarettia fossalis) on Otay Ranch through preservation of present known localities for these species on the Ranch plus a combination of enhancement, restoration, and management efforts.

Implementation Measure: Develop a vernal pool restoration plan to achieve the following:

- o restore the biota of individual, badly degraded vernal pools;
- o increase diversity and frequency of native biota in all disturbed vernal pools;
- preserve and enhance vernal pools on K-6 where little mousetail occurs;

- o reduce the effect of alien plants;
- o enhance the populations of sensitive species;
- o stabilize soils on mounds and in watershed areas;
- o provide research and educational opportunities.

Policy: No net loss of in-kind wetland quality or quantity in accordance with the standards of the U.S. Army Corps of Engineers (COE), implementing Section 404 of the Clean Water Act, the U.S. Fish & Wildlife Service, and the California Department of Fish & Game implementing Section 1600 of the California Fish & Game Code.

Policy: If feasible, opportunities and plans for mitigation banks shall be developed in conjunction with preparation of wetlands enhancement plans for Otay River Valley and the vernal pool preservation plan in conjunction with the Phase 2 RMP and the first SPA. All revenue generated by wetlands mitigation banks shall be used to fund Preserve activities.

Implementation Measure:

- o Include at least 90% of identified wetlands within the Preserve.
- o Where feasible, preserve wetlands not included within the Preserve within non-Preserve open space.
- Conduct a wetland delineation for each SPA development using the methodology appropriate for the permit or approval being sought.
- o Compensate for impacts to wetlands outside the Preserve by wetland creation, restoration, and enhancement within the Preserve, primarily in the Otay River Valley.
- o When and where feasible, wetland creation, restoration, and enhancement within the Preserve shall be completed prior to actual habitat disturbance for which these activities are considered mitigation.

Policy: Incorporate into the Preserve areas that support raptor populations as identified in the Raptor Habitat/Foraging Study.

Policy: Preserve significant cultural resources.

Implementation Measure: Implement the RMP program for a systematic parcel-by-parcel cultural resources investigation to be completed in conjunction with the first SPA in each parcel.

Policy:

Because numerous cultural resource sites are located within the Otay River Valley, potential impacts to these resources must be assessed prior to implementation of riparian restoration activities and when plans are finalized for the Otay Valley Regional Park. The preferred form of impact mitigation for sites that meet the significance definition under the County Resource Protection Ordinance is site avoidance although capping, landscaping and other passive uses may be appropriate. For sites that may be considered to be important under CEQA, but may not be considered to be important under RPO, salvage and data recovery may be considered to be appropriate.

Policy:

Design drainage improvements within identified flood plains to provide for adequate flood protection and sensitivity to biological resources.

Policy:

Flood control plans shall be in conformance with RMP policies protecting sensitive resources and with State and Federal wetland regulations.

Policy:

Concrete or rip-rap flood control channels shall be prohibited within the Preserve. Drop structures and armor lock structures shall be avoided. Minimal structural improvements may be permitted for road and utility crossings and for the protection of the public health, safety and general welfare.

Policy:

Drainage improvements shall not result in an increase in erosion or sedimentation that would adversely affect Preserve resources.

Policy:

Flood control plans should address potential erosion hazards in Salt Creek and Wolf canyons.

Policy:

Detention basins and energy dissipaters may be used.

Policy:

Provide opportunities for demonstration agricultural activities within the Preserve. A site, which supports prime or statewide important soils, should be located near proposed composting facilities and Bird Ranch. A plan for the size and operation of the demonstration agricultural activities will be subject to review and approval of the Preserve Owner/ Manager and/or the Otay Valley Regional Park management and shall be submitted concurrent with the conveyance for this area or prior to adoption of the last SPA on the Otay Valley Parcel, In addition to the whichever occurs first. demonstration agricultural site, sites should be made available for smaller "community gardens"

adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed at the SPA Plan review.

3. Enhance and Restore Sensitive Resources

Objective:

Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.

Policy:

Identify areas within the Preserve that possess high potential for habitat restoration. Conceptual locations of potential restoration areas are identified and mapped in the Phase 1 RMP.

Policy:

The quantity of area to be restored shall be based on the type, location, quality, and amount of habitat disturbed, and mitigation requirements and ratios as described in the RMP.

Policy:

Restoration programs intended to mitigate for disturbance of sensitive habitats associated with development of Otay Ranch shall be funded and designed by the landowner in coordination with the Preserve Owner/Manager and the appropriate jurisdiction. Implementation of such restoration programs shall be by an appropriate entity acceptable to the Preserve Owner/Manager and the appropriate jurisdiction.

Policy:

Restoration programs may be implemented for purposes other than compensation of impacts associated with development of Otay Ranch. Such programs shall be funded, designed and implemented by the Preserve Owner/Manager or other entity acceptable to the Preserve Owner/Manager.

Policy:

Develop a restoration program for coastal sage scrub (and maritime succulent scrub) habitat. Coastal sage scrub restoration activities shall commence prior to or concurrent with approval of the first SPA within Otay Ranch and shall have achieved success, based on performance standards included in the RMP prior to or concurrent with approval for any development resulting in significant impacts to coastal sage scrub habitat occupied by California gnatcatchers on the Proctor Valley or San Ysidro Mountains parcels.

Implementation Measure: A conceptual restoration plan for coastal sage scrub habitat shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP. The success of a specific coastal sage scrub restoration effort will be measured by the ability of the restored habitat to support native wildlife species. An increase in bird species richness will be used as an indicator of "habitat suitability."

Implementation Measure: Restoration and enhancement of disturbed coastal sage scrub, coastal sage scrub/non-native grassland, and non-native grassland/coastal sage scrub may be accomplished through the following general procedures:

- o Prevention of further disturbance.
- o Removal and control of exotic species.
- o Augmentation of shrub cover by additional plantings and/or hydroseeding.
- o Use of cuttings, seeds, and other vegetative parts from within the degraded habitat.
- o Monitoring and maintenance of enhancement efforts.

Implementation Measure: Recreation of Diegan coastal sage scrub and maritime succulent scrub in areas that currently support agriculture and non-native grasslands can be accomplished through the following general procedures:

- o Prevention of further disturbance.
- o Removal and control of exotic species.
- o Use of topsoil from areas of coastal sage scrub to be impacted by project implementation.
- o Revegetation with native coastal sage scrub species.
- o *Use of cuttings, seeds, and other vegetative parts from areas of undisturbed habitat adjacent to the revegetation site.*
- o *Use of temporary irrigation, if necessary.*
- o Monitoring and maintenance of revegetation efforts.
- o Implementation of remedial efforts.
- o Use of reclaimed water where appropriate.
- o Incorporation of sensitive species specific habitat requirements into revegetation plan.

Policy: Develop a restoration program for riparian habitats.

Implementation Measure: A conceptual restoration plan for riparian habitats shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP. The success of a specific riparian restoration effort will be measured by the ability of the restored habitat to support native wildlife species. An increase in bird species richness will be used as an indicator of "habitat suitability".

Implementation Measure: Restoration and enhancement of riparian habitats may be accomplished through the following general procedures:

- o Prevention of further degradation.
- o Removal and control of exotic species, primarily tamarisk, tree tobacco, giant cane, and cocklebur.
- o Excavation and grading where necessary to approach water table.
- o Revegetation with native riparian species.
- o Use of cuttings, seeds, and other vegetative parts from riparian areas adjacent to revegetation site.
- o Use of temporary irrigation, if necessary.
- o Monitoring and maintenance of revegetation efforts.
- o Implementation of remedial efforts.
- o Use of reclaimed water where appropriate.
- o Incorporate sensitive species specific habitat requirements into revegetation plans.

Policy: Develop a restoration program for native grassland habitats.

Implementation Measure: A conceptual restoration plan for native grassland habitats shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP, consistent with the following guidelines:

- o Prevention of further degradation.
- o Removal and control of exotic species.
- o Revegetation with native grassland species.
- o Use of cuttings, seeds, and other vegetative parts from native grassland areas adjacent to revegetation site.
- o Use of temporary irrigation, if necessary.

- o Monitoring and maintenance of revegetation efforts.
- o Implementation of remedial efforts.
- o Use of reclaimed water where appropriate.
- o Incorporation of sensitive species specific requirements into revegetation plan.

Policy: Develop a vernal pool restoration program.

Policy: In coordination with USFWS and CDFG, the Preserve Owner/Manager shall develop a program for creation or enhancement of habitat for sensitive species that were formerly, or are occasionally present (e.g., as least Bell's vireo) on Otay Ranch.

Implementation Measure: Prepare a conceptual riparian revegetation plans to create habitat in the Otay River Valley of acceptable quality for breeding and nesting of least Bell's vireo (Vireo bellii pusillus). Investigate the possibility of habitat enhancement and re-introduction of quino checkerspot (Euphydryas editha quino) in the vernal pool preserve during the submittal of the first SPA in the Phase 2 RMP. Continue to identify potential restoration opportunities for additional threatened and endangered species as they are listed by the resource agencies.

4. Wildlife Corridors

Objective: Establish functional connections for onsite

resources and integrate the Preserve into a larger

regional system.

Policy: Design the Preserve to provide adequate habitat

linkages and wildlife corridors to accommodate gene

flow and wildlife movement.

Implementation Measure: Incorporate important wildlife corridors, as identified by the Wildlife Corridor Study (Ogden), into the Preserve. Integrate resource components of the Preserve with the Otay Valley Regional Park in a manner consistent with the goal and objectives of the Resource Management Plan. Optimize linkages offsite with private open space and other regional and subregional habitat plans.

Implementation Measure: Incorporate important wildlife corridors, as identified by the Wildlife Corridor Study (Ogden), into the Preserve.

Implementation Measure: Integrate resource components of the Preserve with the Otay Valley Regional Park in a manner consistent with the goal and objectives of the Resource Management Plan.

Implementation Measure: Optimize linkages offsite with private open space and other regional and subregional habitat plans.

Implementation Measure: Incorporate all regional wildlife corridors into the Preserve.

Implementation Measure: Incorporate a majority of the local wildlife corridors into the Preserve, applying criteria established by OGDEN for preservation of local corridors at the SPA level.

Implementation Measure: Where feasible, provide linkages between all habitat patches, both within the Preserve and to offsite preserved open space.

Policy: Provide appropriate buffers for corridors as recommended in the Wildlife Corridor Study.

Policy: Incorporate wildlife crossings into design of infrastructure facilities.

Policy: Provide for a direct riparian connection for the Otay River from Lower Otay Lake westward to San Diego Bay by preserving and restoring a continuous riparian habitat along the portion of the river within Otay Ranch.

Policy: Implementation of resource preservation and enhancements plans shall be consistent with and coordinated with the Otay Valley Regional Park plan, if this plan is adopted.

Policy: Conform to standards approved by the Scientific Review Panel (SRP) for the Natural Communities Conservation Plan (NCCP) as they pertain to coastal sage scrub regarding biological resources data collection requirements.

Policy: Assure that biological data for Otay Ranch are acceptable to the Scientific Review (SRP) panel so that, if feasible, the Preserve can be incorporated into a larger South County NCCP.

5. Preserve Management and Maintenance

Objective: Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

Policy: Select a Preserve Owner/Manager who is acceptable to the City of Chula Vista and the County of San Diego. Advice of the U.S. Fish & Wildlife Service and the California Department of Fish & Game will be sought prior to final selection of a Preserve Owner/Manager.

Policy: The Preserve Owner/Manager shall be selected

prior to or concurrent with approval of the first SPA

in the Phase 2 RMP.

Policy: The Preserve Owner/Manager may be a local

government, a public resource agency, a non-profit organization, or any other entity or entities acceptable to the landowner, City of Chula Vista,

and County of San Diego.

Policy: The Preserve Owner/Manager may be an entity or

entities working in a cooperative arrangement to

fulfill the duties of the Owner/Manager.

Implementation Measure: The selection process may be initiated by a Request for Qualifications (RFQ) or similar announcement, followed by a recruitment/interview process. Review and selection of the Preserve Manager shall be conducted jointly by the landowner, the City of Chula Vista, and the County of San Diego. It is desirable for candidates for Preserve Owner/Manager to have the following experience and capabilities:

- o Demonstrated experience managing biological resources including endangered species.
- o At least 5 years of previous experience with law enforcement and access control.
- o Demonstrated ability to interact effectively with local and regional conservation agencies, recreational agencies, and the local community.
- o Prior experience in coordination with individuals involved in ongoing scientific research.
- o Demonstrated ability to coordinate continued monitoring efforts of the Preserve's biota, as shown by staff experience and existing programs.
- o Cultural resource management experience.
- o Demonstrated previous experience in long-term management of large (greater than 10,000 acres) open space areas with numerous sensitive species.
- o Demonstrated ability to efficiently manage personnel and finances over a long (10+ years) term.
- o Ability and willingness to cooperate with local and regional agencies and direct experience in working with governing boards and/or advisory committees representing such agencies.

Policy: Responsibilities of the Preserve Owner/Manager shall include, but not be limited to, the following:

- Maintenance of existing high quality resources through the prevention of further disturbance, including controlling access to the Preserve, prohibiting off-road traffic, enforcing "no trespassing" rules, and curtailing activities that degrade resources, such as grazing, shooting, and illegal dumping.
- o Monitoring of resources to identify changes in the quality and quantity of sensitive resources and habitats.
- o Implementation and monitoring of restoration activities, as appropriate (it is understood that some restoration activities may be carried out by individual Otay Ranch developers in coordination with the Preserve Owner/Manager).
- o Implementation of maintenance activities including removal of trash, litter, and other debris, maintenance of trail systems, removal and control of exotic plant species (weeds), and control of cowbirds through trapping efforts.
- o Development of educational facilities and interpretive programs.
- Implementation and/or accommodation of research programs.
- o Coordination with local jurisdictions, resource agencies, and adjacent ownerships.
- O Coordination with the Otay Valley Regional Park JEPA, or subsequent park planning entity, regarding issues associated with Otay Valley Regional Park.
- Enforcement activities.
- o Review of RMP Amendments, Preserve boundary adjustments, infrastructure plans, plans for active recreational uses with the Preserve, plans for land uses adjacent to the Preserve and other activities/studies as identified in the RMP.

Policy: Develop and implement a strategy that facilitates effective, long-term management of the Preserve consistent with the goal of the RMP.

Policy: Management activities shall be undertaken to ensure no reduction in habitat values and no adverse impacts to biological resources are included within the Preserve.

Implementation Measure: Establish programs to monitor and evaluate the status of these valuable resources. Implement enhancement and/or management efforts necessary to rectify any reduction in habitat quality or sensitive species populations due to human activities and/or natural occurrences. Management activities shall conform with potential State of California NCCP or guidelines should they be applied to Otay Ranch in the future. The Preserve Owner/Manager shall have the authority to curtail or restrict activities or uses that are shown to have a temporary or long-term negative impact on resources within the Preserve.

Policy: Establish a comprehensive monitoring program for the biota of the Preserve in conjunction with the Phase 2 RMP.

Policy: Develop and implement an annual monitoring program designed to identify changes in quality and quantity of onsite biological resources, including sensitive wildlife species, sensitive plant species, and sensitive habitat types, consistent with the following guidelines:

- o Monitoring shall include, but not be restricted to, focused surveys and population estimates of State- and Federally-recognized plants and wildlife species, use of wildlife corridors, and assessments of habitat quality.
- o Annual monitoring reports summarizing the results of monitoring efforts shall be submitted to the City, County, and resource agencies.
- o Based on the monitoring reports, the City, County, and resource agencies shall evaluate RMP performance and, if necessary, recommend program modifications.
- o Monitoring programs shall include performance standards.
- o Habitat restoration efforts shall be monitored.
- o The effects of activities associated with the interpretive center and the effective use of educational and outreach programs shall be monitored.
- Monitoring of the Preserve's sensitive resources may be integrated with mitigation monitoring and reporting programs (MMRPs) carried out in accordance with CEQA review of individual developments within Otay Ranch.

o The Preserve's monitoring program shall be submitted with the Phase 2 RMP with input from the Preserve Manager.

Policy: Preserve lands become the property of the owner/manager and are not available for development.

Policy: Monitoring programs associated with management of the Preserve shall conform to and carry out programs required by CEQA (PRC 21081.6) but shall not replace other monitoring programs required in conjunction with site-specific environmental review of individual development within Otay Ranch.

Policy: Develop and obtain City and County approval (in coordination with the owner/manager) of a plan for the orderly conveyance of dedicated parcels of land to the Preserve.

Policy: The conveyance plan shall be developed in accordance with the conveyance criteria outlined in the RMP.

Policy: A conveyance schedule shall be prepared in conjunction with the Phase 2 RMP.

Policy: Priority for the conveyance of land shall be determined by application of the following guidelines:

- o First priority shall be given to the conveyance of highest quality resources (such resources may include vernal pools on Otay Mesa, Diegan coastal sage scrub habitat in the Salt Creek area, gnatcatcher population areas in western San Ysidro and Central Proctor Valley areas, or potential wetlands restoration areas in the Otay River Valley, depending upon the status of regional park plans and wetlands restoration plans at the time Otay River Valley parcels are conveyed.
- o Give first priority to the conveyance of "most vulnerable" areas those most subject to potential and ongoing disturbance.
- Conveyance shall occur in an orderly manner beginning with an identified "keystone" parcel [e.g. vernal pool areas, Salt Creek area, Otay River Valley, central Proctor Valley, western San Ysidro] and proceed to the next logical block of land.

- o Convey areas with restoration potential early in order to begin long-term research activities early in the process. [Restoration activities may occur in areas proposed for inclusion in the Preserve prior to their conveyance.]
- o The Preserve Owner(s)/Manager(s) shall participate in preparation of the conveyance schedule.
- o Cumulative acreage conveyed shall be greater than or equal to cumulative acreage of the proposed SPA.
- o General guidelines regarding in-kind mitigation and no net loss of wetlands may be considered in development of a conveyance schedule, particularly in the context of applicable State and Federal regulations [it is understood that in-kind mitigation may not always be the preferable approach to achieve the goal of establishing a functioning, manageable preserve].
- o Applicable State and Federal regulations regarding protection of sensitive habitat and species shall be followed.

Policy:

Any change in the order of conveyance shall be considered only during the review and approval process for a SPA, and shall not require a General Plan Amendment. The jurisdiction processing the SPA shall advise and consult with the other agency before approval of a change in order of conveyance. However, any change in the order of conveyance is subject to joint approval by the City of Chula Vista and County of San Diego, if the land under consideration for conveyance is in a different jurisdiction than the SPA under consideration.

Policy:

Changes in land ownership resulting from the sale or transfer of ownership of any SPA shall not affect the conveyance of land to the Preserve.

Policy:

The development of any village or SPA, even if conveyed to a third party, shall be accompanied by the conveyance of the appropriate parcel to the Preserve. To the extent that conveyance of a specific parcel of land is required, it shall be a condition of approval for the first Tentative Map of that SPA. If the landowner sells a specific village or SPA to a third party, the portion of the Preserve associated with that village can be conveyed to the Preserve at the time of sale or as a condition of

approval of the first Tentative Map for that village or SPA.

Policy:

Include a reversionary clause in the Preserve ownership agreement that will prevent resale or use of the Preserve for any development or activities not permitted by the adopted RMP.

Policy:

In the event that the selected Preserve Manager/ Owner is, for any reason, unable or unwilling to manage the Preserve in a manner consistent with the goal and policies of the RMP, ownership of the Preserve shall be transferred to the County of San Diego, City of Chula Vista, or other receiving entity acceptable to the City, County, and landowner. Such a receiving entity shall transfer ownership to a qualified owner/manager reviewed by the resource agencies (USFWS, CDFG) and acceptable to the County of San Diego and the City of Chula Vista. Said transfer should be implemented as soon as possible, and not later than six months after exercising the reversionary clause, unless extraordinary circumstances require, as determined by the County Board of Supervisors and the City of Chula Vista City Council prior to expiration of the six months, additional time.

Policy:

As part of the Phase 2 RMP, identify the potential locations of a nature interpretive center within the Preserve.

Policy:

The Nature Interpretive Center shall be designed to provide an educational opportunity to the public through providing a look at the natural history and ecology of the existing ecosystems, cultural history and paleontological resources on Otay Ranch. Design features for the Nature Interpretive Center shall include facilities that can accommodate educational meeting and display rooms yet be in scale and compatible with the surrounding setting.

Policy:

As part of the Phase 2 RMP, a cost estimate for RMP implementation shall be prepared, funding alternatives shall be identified and evaluated, and the implementation plan shall be prepared, consistent with the following guidelines:

- o Expenditures may include, but not be limited to, the following:
 - Salaries for staff.
 - Vehicles for patrolling the Preserve.

- Construction and maintenance of operations center.
- Fences, signs, and interpretive and educational materials.
- Staffing and training of personnel for annual monitoring programs.
- Construction and maintenance of an interpretive center.
- Equipment necessary for monitoring and management.
- Enhancement/restoration activities not considered to be mitigation as identified in the RMP
- A draft funding program shall be submitted for review concurrent with the application for the first SPA. The draft document shall be reviewed and adopted by the City of Chula Vista, County of San Diego, with the advice and consultation of the Preserve Owner/Manager, and interested A final funding program shall be agencies. adopted prior to or concurrent with the approval of the first SPA. The program shall include (1) all sources of funding (not reliant on City or County general funds); (2)a five-vear management plan; (3) a 5-year budget; (4) proposed staffing; and (5) provisions for availability of initial start-up funds upon conveyance of the first parcel to the Preserve.
- o Prior to approval of each SPA Plan, the applicant must demonstrate that mitigation activities are financially feasible. If not, proper compensatory measures shall be implemented.
- o Financing mechanisms for restoration activities conducted within the Preserve that are regarded as mitigation for development activities within Otay Ranch shall be borne by individual developers in Otay Ranch
- o Ensure provision of adequate funds to initiate appropriate management activities with conveyance of the first parcel to the Preserve.
- o Develop a cost estimate for design and construction of an interpretive center and investigate funding mechanisms for its ultimate development.

Policy:

The potential for the Otay Valley Regional Park JEPA to assume ownership and management responsibility for the Otay River Valley and adjacent areas on the Otay River Valley parcel, or portions thereof (particularly active recreation areas), shall be evaluated and funding sources identified in the Phase 2 RMP.

6. Resource Preserve Land Uses

Objective: Identify permitted land uses within the Preserve.

Policy:

Provide resource-related educational and interpretive programs to increase public sensitivity to, and awareness and appreciation of resources within the Preserve, consistent with the goal of the RMP, consistent with the following standards:

- o Under the direction of the Preserve Owner/ Manager, an interpretive center(s) shall be constructed to display and interpret the biological, paleontological, and cultural resources present on Otay Ranch.
- Construct a native plant nursery and/or botanic garden to be used for public education of native plants and plant communities and for restoration activities.
- o The sale of educational materials, books, and plants shall be allowed.

Policy:

Siting and design of active recreational uses shall be subject to review and comment by the Preserve Owner/Manager in consultation with the JEPA of the Otay Valley Regional Park and shall be consistent with plans for the Otay Valley Regional Park when adopted.

Policy:

Active recreational use acreage within the Preserve shall not be greater than 400 acres and shall be consistent with the resource protection and enhancement goal, objectives and policies of the RMP, and reflect with the following criteria:

- o Active recreation areas should be located in previously disturbed, non-sensitive areas.
- o Active recreation uses should be readily accessible from existing and planned public roads and should not intrude into core areas within the Preserve.
- o Active recreation uses should be clustered to minimize the extent of the edge between active

recreation uses and sensitive resources within the Preserve.

- o Limited commercial uses/activities related to active recreation may be allowed within the 400 acres designated for active recreation.
- o Public parks and recreation facilities may be operated commercially by private operators within active recreation areas.
- o Emphasis shall be placed on providing the majority of the active recreation in the Otay River Valley, to the extent that this is consistent with the Otay Valley Regional Park Plan, as may be adopted.

Policy: Provide a system of trails through the Preserve that are compatible with resource protection. This is considered to be a passive use and not a part of the 400-acre active recreational area.

Implementation Measure: A qualified firm shall be hired to design and implement construction of a trails system through the Preserve, following review and comment by the Preserve Owner/Manager and resource agencies. The trails system should be consistent with the following criteria:

- o Site and design trails to be compatible with resource protection.
- o Provide interpretive signs.
- o Link Otay Ranch trails system with local community trails and regional trails systems, including trails such as those associated with the Otay Valley Regional Park.
- o Identify trail access points to the Preserve (e.g., parking lots and staging areas) that are consistent with resource protection goals.
- o The Preserve Manager may establish appropriate daily and seasonal limits on trail use in consultation with the appropriate jurisdictions.
- o Assure that the type, width, and intensity of trail uses is consistent with protection of resources being traversed.
- o Coordinate trail plans to link with trails planned for BLM property.
- o Provide limited equestrian trails in non-sensitive areas.
- o Wherever possible, use existing dirt roads for the trail system.

- o Provide bicycle trails only in areas that have no environmentally sensitive resources.
- o Design bicycle pathways in a manner that strongly discourages intrusion into adjacent environmentally sensitive areas.
- o Coordinate bicycle trails development with the City of Chula Vista's Greenbelt system.

Policy: Motorized vehicular use within the Preserve shall be restricted to activities necessary for Preserve operation and maintenance and fire control.

Policy: Where existing easements and other ingress/egress documents allow motorized access such access shall be permitted but shall be restricted to the documented easement holder.

Policy: Motorized vehicular use associated with construction shall be permitted consistent with resource protection.

Policy: Off-road vehicles shall be prohibited.

Policy: Motorized vehicle use for emergency access shall be permitted. Fire roads shall be permitted within the Preserve only where absolutely necessary to assure public safety and control wildfires that may damage biological resources.

Policy: Public access may be restricted within and adjacent to wetlands, vernal pools, restoration areas, and sensitive wildlife habitat (e.g., during breeding season) at the discretion of the Preserve Owner/Manager.

Implementation Measure: The Preserve Owner/Manager shall be responsible for identifying and designating restricted use areas based on biological sensitivity. Controlled access for scientific research and educational purposes shall be allowed at the discretion of the Preserve Owner/Manager. The Preserve Owner/Manager shall have the authority to prohibit uses that have a negative effect on sensitive resources. If such negative effects are determined to be caused by an existing use, the Preserve Owner/Manager shall notify the appropriate jurisdiction before taking action.

Policy: Infrastructure may be allowed within the Preserve; conceptual locations of infrastructure facilities located within or crossing the Preserve are illustrated the RMP (final infrastructure plans may deviate from the conceptual locations shown, as

long as Preserve resources are not adversely affected).

Policy: Develop a general infrastructure plan in

conjunction with the first SPA of the Phase 2 RMP that provides standards and criteria to guide specific infrastructure siting and design during the

phased build-out of Otay Ranch.

Policy: Infrastructure facilities shall be sited and designed

to minimize visual and other impacts to Preserve

resources.

Policy: Infrastructure plans and their implementation shall

be subject to review and comment by the appropriate jurisdictions in coordination with the

Preserve Owner/Manager.

Policy: CEQA mitigation requirements for impacts

associated with infrastructure shall be reviewed by the appropriate jurisdictions and the Preserve Owner/Manager if such improvements are located

within the Preserve.

Policy: When feasible, place infrastructure in roadways or

outside the Preserve.

Policy: Mitigation measures for facilities shall conform to

restoration/mitigation proposals of the RMP.

Policy: Where and when it is deemed appropriate for the

enhancement of biological resources by the Preserve Owner/Manager, and subject to review by the County of San Diego and the City of Chula Vista with advice from the resource agencies (USFWS, CDFG), controlled burning shall be conducted

within the Preserve.

7. Resource Preserve - Adjacent Land Uses

Objective: Identify allowable uses within appropriate land use

designations for areas adjacent to the Preserve.

Policy: All development plans adjacent to the edge of the

Preserve shall be subject to review and comment by the Preserve Owner/Manager, the City of Chula Vista, and the County of San Diego to assure consistency with resource protection objectives and

policies.

Policy: "Edge Plans" shall be developed for all SPAs that

contain areas adjacent to the Preserve. The "edge" of the Preserve is a strip of land 100 feet wide that surrounds the perimeter of the Preserve. It is not a part of the Preserve - it is a privately or publicly

owned area included in lots within the urban portion of Otay Ranch immediately adjacent to the Preserve.

Implementation Measure: The edge plan shall be prepared in consultation with a qualified biologist to ensure that proposed land uses will not adversely affect resources within the Preserve. The edge plan shall include a list of plant species that may and may not be used for landscaping within the edge. Fuel modification zones may be incorporated into the edge. Development adjacent to the edge shall be restricted to development types that are least likely to impact specific adjacent biological resources. Landscaping or block walls shall be used in appropriate areas adjacent to the edge to reduce impacts of noise and light. No structures other than fencing and walls shall be allowed and are to be built and landscaped in such a way as to minimize visual impacts on the Preserve and the Otay Valley Regional Park.

Policy: Protect and maintain biological integrity of unconveyed land adjacent to developing SPAs, consistent with the following standards:

- o Provide temporary fencing around perimeter of sensitive habitat areas and/or areas occupied by sensitive species adjacent to any SPA under construction to inhibit encroachment by construction traffic, etc.
- o Phase construction of SPAs immediately adjacent to sensitive biological resources to avoid indirect impacts. For example, construction activities that equal or exceed volume levels that inhibit breeding and nesting activities of the California gnatcatcher should be curtailed during the nesting period of the bird.

8. Resource Preserve - Interim Land Uses

Policy: Identify interim uses and activities that may continue within the proposed Preserve until conveyance to the Preserve Owner/Manager.

Policy: Existing conditions (uses) will not be allowed to negatively impact the sensitive resources in the Preserve.

Policy: Existing agricultural uses, including cultivation and grazing, shall be permitted to continue as an interim activity only where they have occurred historically and continually. No increase in irrigation shall be allowed, except for temporary irrigation that may be installed as part of

restoration plans. Grazing by sheep and goats shall not be allowed. Cattle grazing shall be phased out in accordance with the conveyance program and Range Management Plan.

Policy: The County of San Diego or City of Chula Vista shall manage ongoing mineral extraction operations

through the permit process.

Policy: Construction activities associated with infrastructure necessary for implementation of an approved development plan shall be allowed as an interim activity.

Policy: All construction activities shall take place in accordance with standards and criteria outlined in the conceptual infrastructure improvement plans referenced above. The improvement plans shall be subject to approval by the appropriate jurisdiction and review by the Preserve Owner/Manager.

Policy: A Range Management Plan, which will depict the allowable interaction between grazing activity and sensitive resources, shall be developed as part of the submittal of the first SPA in the Phase 2 RMP. Under this plan, the most sensitive areas (i.e., areas that support sensitive species) shall have restricted access either by fencing or other appropriate method. The plan shall be subject to review and comment by the Preserve Owner/Manager, the City and the County.

9. Regulatory Framework For Future Uses

Objective: Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.

Policy: Consult with resource agencies at an early stage (i.e., U.S Army Corps of Engineers, USFWS, CDFG) regarding impacts to resources under their jurisdictions.

Policy: The Phase 1 RMP and future RMP documents shall be distributed for review by the resource agencies (USFWS, CDFG) prior to approval.

Policy: If feasible, negotiate a Memorandum of Agreement (MOA) (or separate memoranda) with the resource agencies concurrent with the Phase 2 RMP. The purpose of the MOA shall be to achieve concurrence on the RMP management approach and facilitate obtaining necessary Federal and State permits for the project at a later date.

Policy: Complete wetland delineations using the Federal Unified Method, on approved modification thereof,

for each Specific Plan or SPA containing wetlands.

Policy: Wetland delineations and permitting shall be in accordance with the standards and guidelines of the

U.S. Army Corps of Engineers.

Policy: Identify areas subject to CDFG Section 1600 Streambed Alteration Agreements concurrent with site-specific environmental review of each Specific

Plan or SPA.

Plan or SPA

Policy: The Otay Ranch Resource Management Plan is not

a substitute for site-specific CEQA review of individual developments within Otay Ranch, however, it is anticipated that the Resource Management Plan, including attendant enhancements, programs and dedications, may mitigate the impacts of subsequent discretionary

projects.

Policy: Site-specific resource studies shall be completed for

each SPA/Specific Plan.

Policy: Future resource studies will reflect changes in State

and Federal agency status of sensitive plant and

wildlife species.

Policy: Where feasible, open space recommendations,

recommendations for preservation of sensitive resources, and mitigation measures for biological and cultural resources required for each SPA shall be designed to complement and enhance the

Preserve.

Policy: Following notice public hearing, the RMP may be

amended by the legislative body having jurisdiction over the use of land affected by the amendment, provided that all such amendments shall be subject to review and comment by the Preserve Owner/ Manager, by the City of Chula Vista, and by the

County of San Diego.

Policy: Any amendment to the RMP is viewed as a

discretionary action subject to CEQA review.

Policy: The overall size of the Preserve shall not be reduced by a Preserve boundary modification unless the

County Board of Supervisors and the Chula Vista City Council are satisfied that the biological standards and guidelines set forth in the RMP can nevertheless be met and the Preserve design is not

adversely affected by a Preserve boundary modification that results in a reduced acreage.

Policy: Amendments must be consistent with RMP goal, objectives and policies.

Policy: An amendment shall be required for any land use within the Preserve that is not specifically permitted by these policies, including the location of a university, landfill, or other development within the Preserve.

Policy: Preserve boundary modifications shall be made based on site-specific studies completed for individual SPA/Specific Plans.

Policy: All amendments to the RMP that would reduce the size or substantially revise the location of the Preserve boundary, or that would in any way delay the conveyance of all or portions of the Preserve to the Owner/Manager, shall require written approval by both the City of Chula Vista and the County of San Diego.

Boundary modifications are intended for use at the SPA level to make minor refinements to include additional resources within the Preserve and shall conform with the following setback criteria:

- Coastal sage scrub and chaparral shall be provided with a 100-foot setback interfacing with residences, and a minimum of 50 feet where interfacing with commercial and industrial development, active park uses, and schools.
- Gnatcatcher or cactus wren-occupied coastal sage scrub habitat shall be provided with a setback (no less than 100 feet), in consideration of topography or other factors determined at the SPA level. ["Occupied habitat" includes the area encompassed by a bird's foraging territory.]
- Perennial (native) grassland shall be provided with a setback minimum of 25 feet and maximum of 50 feet between the habitat and development proposed (e.g., residential. commercial, pipeline, roadway, etc.).
- Vernal pools setbacks must include the watershed and a minimum of an additional 100 feet, depending upon adjacent land use.
- Mulefat scrub should be provided with a setback that is a minimum of 50 feet and a maximum of

Policy:

100 feet wide, depending upon the quality of the habitat and its function within the matrix of the surrounding vegetation (e.g., corridor, foraging habitat, etc.), and the specific type of adjacent development.

- o Riparian woodlands should be provided with a setback of a minimum of 100 feet and a maximum of 200 feet between the woodland and development (commercial and residential).
- o Oak woodlands should be provide with a setback of a minimum of 50 feet and a maximum of 100 feet between the woodland and development (commercial and residential).
- o Southern interior cypress forest should be provided with a setback of a minimum of 50 feet and a maximum of 100 between the forest and residential or commercial development.

Section C Physical Resources

1. Mineral Resources

GOAL: ENCOURAGE THE COMPLETION OF THE EXTRACTION OF MINERAL RESOURCES BEFORE CONFLICTS WITH PLANNED DEVELOPMENT COULD OCCUR.

Objective: Extract mineral resources so as not to impair other

conservation efforts.

Policy: Extraction of minerals shall comply with existing

laws regulating such an activity.

Policy: Prepare Reclamation Plans which include

replacement of vegetation in mined areas consistent

with underlying land use designations.

Policy: Minimize public health and safety hazards, conflicts

with other land uses, visual degradation and negative environmental effects for all mineral

extraction activities.

Policy: Protect and preserve significant geological features

from destruction, damage or loss, to the extent

practical.

2. Soils

GOAL: MINIMIZE SOIL LOSS DUE TO DEVELOPMENT.

Objective: Identify development activities, which present a large potential to create excessive runoff or erosion.

Policy: Reduce soil loss through slope stabilization,

vegetation protection, revegetation and other

techniques.

3. Steep Slopes

GOAL: REDUCE IMPACTS TO ENVIRONMENTALLY SENSITIVE AND POTENTIAL GEOLOGICALLY HAZARDOUS AREAS ASSOCIATED WITH STEEP SLOPES.

Objective: Research existing slope conditions prior to land

development activities.

Policy: Provide geotechnical investigations with each SPA

plan.

Objective: Relate development to topography and natural

features, and strive to retain the character of the

landforms to the extent feasible.

Policy: Roadways shall be designed to follow the natural

contours of hillsides and minimize visibility of road

cuts and manufactured slopes.

Policy: Excessive use of manufactured slopes in the Otay

River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.

Policy: Natural buffering (e.g., undeveloped open space)

shall be provided between development and significant landforms, including the Jamul and San

Ysidro Mountains.

Policy: Variable slope ratios not exceeding 2:1 shall be

utilized when developing grading plans.

Policy: 83% of the steep slopes (steeper than 25%) shall be

preserved.

Policy: As development occurs on steep lands, as defined

by the governing jurisdictions, contour grade to reflect the natural hillside forms as much as possible, and round the top and toe of slopes to

simulate natural contours.

Policy: Grade and rehabilitate graded areas in conformance

with grading regulations of the governing jurisdiction. Ensure proper drainage, slope stability and ground cover revegetation in conformance with

applicable land use regulations.

4. Floodways

GOAL: PRESERVE FLOODWAYS AND UNDISTURBED FLOOD PLAIN FRINGE AREAS.

Objective: Restore and enhance highly disturbed floodways

and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood

flows.

Objective: Preserve floodways and undisturbed flood plain

fringe areas in their natural state where downstream development will not be adversely

affected.

Policy: Identify and map flood plains within Otay Ranch

including FEMA and County-mapped flood plains.

Policy: Encourage non-structural flood protection methods

within flood plains.

Policy: Allow recreational uses within disturbed portions of

the flood plain fringe, provided significant

environmental impacts are avoided.

Policy: Design drainage improvements within identified

flood plains to provide for adequate flood protection,

and sensitivity to biological resources.

Section D Visual Resources

GOAL: PREVENT DEGRADATION OF THE VISUAL RESOURCES.

Objective: Blend development harmoniously with significant

natural features of the land.

Policy: Develop a comprehensive signage program.

Policy: Design development to protect the visual value of

scenic highways and open spaces.

Policy: Underground visually disruptive utilities to the

extent feasible.

Policy: Conduct additional analysis of conceptual grading

plans for all development at the SPA level to protect

and preserve significant visual resources.

Policy: Preserve significant views of major physical features

such as Lower Otay Lake and the San Ysidro foothills and mountains, as well as the Jamul Mountains, San Miguel Mountain and the Otay

River Valley and its major canyons.

Section E Energy Conservation

Introduction

Energy utilization is primarily the burning of petroleum products and natural gas as well as electricity consumption. The goals,

objectives, and policies, listed below, provide for the long range increase in energy conservation and reduction of energy consumption.

Additionally, Title 24, Part 2, Chapter 2-53 of the California Building Code provides energy conservation standards for commercial, industrial and residential building construction.

Goals, Objectives and Policies

GOAL: ESTABLISH OTAY RANCH AS A "SHOWCASE" FOR THE EFFICIENT UTILIZATION OF ENERGY RESOURCES AND THE USE OF RENEWABLE ENERGY RESOURCES.

Objective:

Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County

Policy:

Prepare a non-renewable energy conservation plan for each SPA. This plan shall identify measures to reduce the consumption of non-renewable energy resources by feasible methods, including, but not requiring, and not limited to the following:

Transportation:

- Reduction in vehicle-trip miles.
- Increase use of transit.
- Use of energy-efficient or high occupancy vehicles.
- Reduction in freight-hauling truck trips.
- Provision of facilities for telecommunications.

Building Design & Use:

- Building orientation.
- Use of better-insulated buildings.
- Use of earth sheltered design.
- Use of energy efficient appliances.
- Use of solar energy systems, as practical.

Lighting:

- Use of energy-efficient public lighting.
- Use of energy-efficient lighting within buildings.
- Use of low intensity lighting where appropriate in areas adjacent to open space boundaries.

Business:

- Use of individual and district co-generation facilities.
- Use of more energy-efficient production practices.

Recycling:

 Programs which encourage or mandate residential and commercial recycling

Alternative Energy Sources:

- Solar
- Wind
- Hydro-electric
- Biomass (wood, chaparral, etc.)

Land Use:

Objective: Provide land use patterns and project features

which result in the conservation of non-renewable

energy resources.

Policy: Reduce the reliance for project residents to utilize

the automobile, thereby minimizing automobile

trips and miles traveled.

Implementation Measure: Each Urban and Specialty Village shall have a "village core" area where higher density residential, civic, employment and park uses are interspersed with neighborhood commercial and office development to minimize the need for residents to leave the village and to encourage the clustering of trip destinations to encourage one trip for multiple purpose.

Implementation Measure: Locate land uses and design structures to foster a pedestrian activity.

Implementation Measure: Provide pedestrian links extending from surrounding neighborhoods directly to the village core.

Implementation Measure: Provide non-auto circulation systems such as pedestrian/bicycle trails and bicycle lanes.

Implementation Measure: Provide employee services within walking distance (i.e., banking, child care, restaurants, etc.) of employees.

Implementation Measure: Design vehicular circulation to discourage through-traffic by eliminating direct routes through villages.

Policy: Encourage the provision of regional mass transit facilities within the Otay Ranch.

Implementation Measure: Design urban villages so that they are oriented to public transit opportunities.

Implementation Measure: Provide housing within walking distance of transit stations.

Section F

Water Conservation

Introduction

Southern California droughts have changed attitudes and public policies regarding water. Continued water shortfalls are projected as growth continues in Southern California. Three possible solutions are available: increase water supply from non-traditional sources; conserve available water; and/or increase production and use of reclaimed water.

Several approaches to water conservation are available: demand reduction; increase efficiency; increase supply/reclaimed water use; and improve water system management. The water conservation approach is the focus of this Section. Water conservation is an important strategy because it is a cost effective approach, which can be directly implemented on a project-by-project basis. (Water supplies from non-traditional sources are addressed in the Water Facilities Implementation Plan. Reclaimed water supplies are addressed in the Water Reclamation Facilities Implementation Plan.) Over the long-term, water conservation must become an integral component of the Southern California way of life, with or without a drought condition in order to avoid drastic lifestyle alterations.

The SANDAG Quality of Life Standards and Objectives regarding water availability and conservation include four components: supply, storage, conservation and reclamation. These four components are summarized below:

- o A sufficient supply of water should be available to serve the residents, businesses and institutions in the San Diego Region.
- o Per capita increased in water supply should be stabilized.
- o Discharge effluent into the oceans and streams should be reduced.
- o Achieve the reclamation of 100,000 acre feet of water per year by 2010 from the discharge effluent.

The County Water Authority recommends that its member agencies be able to operate without water service from the CWA's aqueducts for up to ten consecutive days in the event of an emergency.

The approach to water conservation outlined in this Section is intended to be comprehensive and implemented throughout the life of Otay Ranch. Water conservation during construction and after occupancy, must be a part of the plan. Efforts to educate and increase awareness of the need to conserve water and the opportunities to do so, will be directed toward the future residents of Otay Ranch.

Goals, Objectives and Policies

GOAL: CONSERVE WATER DURING AND AFTER CONSTRUCTION OF OTAY RANCH.

Objective: Reduce CWA water use within Otay Ranch to a level

that is 75% of County-wide, 1989 per capita levels.

Policy: Incorporate technologies and methods of water use

that reduce water consumption without reducing

the consumer's quality of life.

Policy: Require or stress the use of drought-tolerant

landscape plants combined with state-of-the-art irrigation equipment and methods throughout Otay

Ranch.

Policy: Require the use of water-efficient toilets, low-flow

shower heads, faucet restrictors, and water-efficient

appliances throughout the Otay Ranch.

Objective: Create a comprehensive framework for the design,

implementation and maintenance of water

conserving measures, both indoor and outdoor.

Policy: All water conservation measures should be

economically efficient and cost effective.

Objective: Develop an extensive water restoration and

recycling system throughout the developed areas of

Otay Ranch.

Policy: Provide for efficient use and reuse of water in

industrial and commercial uses.

Policy: Provide a reclaimed water system of irrigation for

golf courses, lawns, landscaping, gardens and

parks.

Policy: Utilize small catch basins and berming in stream

channels to slow rain water runoff so it has more or

adequate time to percolate into the soil.

Objective: Investigate traditional and non-traditional uses for

reclaimed water and identify potential restraints for

reclaimed water use.

Policy: Coordinate agency jurisdiction/regulation of reclaimed water to maximize use-potential.

Policy: Design a reclaimed water distribution system to provide reclaimed water to all portions of Otay Ranch where uses are proposed.

Implementation Measure: Require mandatory use of reclaimed water where the appropriate water agency has stated that it either currently has or will have the ability to provide reclaimed water.

Implementation Measure: Require each SPA Plan to prepare a water use/conservation report detailing the programs they propose to implement to reduce water demand.

Implementation Measure: Prepare an education/public awareness program for Otay Ranch residents to inform and convince them that a change in personal water habits is essential for his/her own and the community's best interest.

Policy: Encourage the use of reclaimed water for non-residential areas.

Implementation Measure: Require use of reclaimed water for grading activities, when reclaimed water is available and allowed by regulatory agencies.

Implementation Measure: Require use of reclaimed water for landscaping irrigation, when reclaimed water is available and allowed by regulatory agencies.

Objective: Comply with the water conservation standards and policies of all applicable jurisdictions.

Policy: Reclaimed water shall be treated to meet the objectives of the State of California and Regional

Water Quality Control Board for all proposed uses.

Section G

Astronomical Dark Skies

Introduction

Optical astronomy remains a basic and important field of research. The Palomar Mountain and Mount Laguna astronomical research stations represent major capital investments which should be protected. Light and air pollution are the chief threats to astronomical research in the United States. Light pollution is cumulative in that existing sky brightness is increase by each new source; it is incorrect to assert that any additional light, however minor, will be lost in the flow which presently exists.

Goals, Objectives and Policies

GOAL: PRESERVE DARK-NIGHT SKIES TO ALLOW FOR CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION TO BE CARRIED OUT AT THE COUNTY'S TWO OBSERVATORIES, PALOMAR MOUNTAIN AND MOUNT LAGUNA.

Objective: Provide lighting in heavily urbanized areas of the

Otay Valley Parcel which ensures a high degree of

public safety.

Objective: Provide lighting in less urbanized areas which helps

to preserve county-wide dark-night skies and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego

County.

Policy: Comply with the County's Light Pollution

Ordinance.

Policy: The Otay Valley Parcel shall conform to Chula Vista

Municipal lighting standards.

Policy: All outdoor lighting fixtures shall be shaded on top

so that all light will shine downward.

Policy: In dark sky areas (non-Otay Valley parcels), cut-off

luminaries shall be used which eliminate unwanted

light scattering into the atmosphere.

Policy: In dark sky areas (non-Otay Valley Parcels), light

sources shall be provided consistent with County

policies.

Section H

Agriculture

GOAL: RECOGNIZE THE PRESENCE OF IMPORTANT AGRICULTURAL SOILS BOTH IN AREAS SUBJECT TO DEVELOPMENT AND WITHIN THE PRESERVE.

Objective: Encourage effective utilization of agricultural soils

located within the Preserve.

Policy: Provide opportunities for a agricultural activity area

within the Preserve.

Implementation Measure: A site which supports prime or statewide important soils, should be located near proposed composting facilities and Bird Ranch. A plan for the size and operation of the agricultural activity area will be subject to review and approval of the Preserve Owner/Manager and/or the Otay Valley Regional Park management and shall be submitted concurrent with the conveyance for this area or prior to adoption of the last SPA on the Otay Valley Parcel, whichever comes first.

Policy: Allow historical agricultural uses during project build-out within the Preserve except on the Otay

Valley Parcel, where all grazing shall cease upon

approval of the Otay Ranch GDP/SRP.

Policy: The Preserve Manager shall determine a grazing

policy for parcels conveyed to the Preserve.

Policy: Allow historical agricultural uses during project build-out within areas subject to development

during project phases.

Policy: Important agricultural soils shall be further

evaluated at the SPA level and placed in open space or if contiguous to, added to the Preserve where

feasible.

Policy: Establish a composting program for the Otay Ranch

that utilizes lost reclaimed water nutrients mixed with dry shredded landscape trimmings and other

similar materials.

Policy: Policies and guidelines shall be developed at the

SPA level for community gardens adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance

issues to be addressed during SPA Plan review.

Implementation Measure: Composting facilities shall be located near the water reclamation plant near the Bird Ranch in order to

more easily capture the water nutrient usually lost in the water reclamation process.

Implementation Measure: Utilize compost to maintain parks and common landscaped areas to reduce the use of water and the import of fertilizers.

Implementation Measure: Allow compost unused for parks and landscape to be sold through local retail outlets.